

**2 Bedroom(s), Terraced House, Freehold**

**College Road, Doncaster, South Yorkshire.**



- 3D Virtual Tour Available
- Two Bedroom Terraced Home
- Lounge Diner
- Ground Floor W/C
- Central Doncaster Location with Many Amenities Nearby

- No Chain
- Modern Kitchen
- Driveway and Garden Space to Rear
- Two En Suite Bathrooms
- Great Transport Links

**£160,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

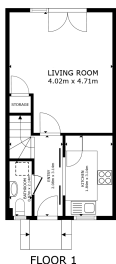


## Owner's View

Situated in a convenient location for local theatres, cinemas, new library and museum within easy reach of the city centre it has been a super place to live, work and socialise. I have enjoyed access to the city when I want it, but the quiet safety of Doncaster's civic quarter. Great for commuters by road and rail - the train station is within easy walking distance. The design and layout is excellent and affords space for entertaining or private areas with en-suite shower/bathrooms.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR: 37.2 m<sup>2</sup> FLOOR: 21.5 m<sup>2</sup>  
ENCLOSURE AREA: 58.7 m<sup>2</sup> TOTAL: 68.6 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

## Entry



## Kitchen



## Lounge Diner





W/C



Bedroom & En Suite

First Floor

Floor Plan



Externals

Front Aspect



Master Bedroom & En Suite



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 97.2 m<sup>2</sup> FLOOR 2: 31.5 m<sup>2</sup>  
BUILDING AREA: 128.7 m<sup>2</sup>  
TOTAL: 128.7 m<sup>2</sup>  
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Matterport



## Rear Garden



## Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 4/1/2014

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 4/1/2014

Boiler Location - Kitchen in cupboard

Approximate Electrical System Installation Date - 4/1/2013

Permanent Loft Ladder - No

Loft Insulation - Yes

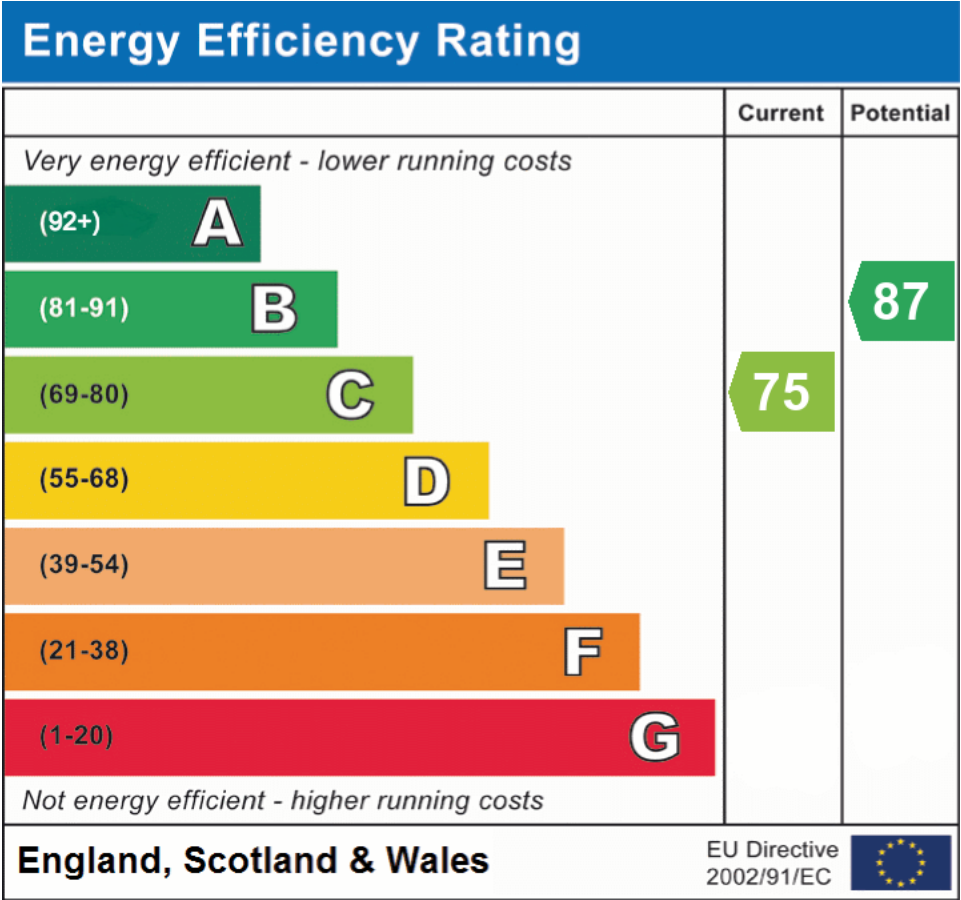
Loft Boarded out - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

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## Energy Performance Certificate



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