

4 Bedroom(s), Town House, Freehold

Oxbow Drive, Wheatley, Doncaster.



- 3D Virtual Tour Available
- Open Plan Kitchen, Diner and Lounge
- Ground Floor W/C
- Family Bathroom
- Driveway for Multiple Cars

- Four Bedroom Three Storey Town House
- Office
- En Suite to Master
- Rear Enclosed Garden
- Local Amenities, Schools and Transport Links

£250,000
For Sale

Book your viewing today Tel: 01302 247754

Owner's View

This four-bedroom family home offers generous living space and is ideally positioned near a local playground and shopping centre, making it perfect for modern family living.

Ground Floor

Floor Plan



FLOOR 1

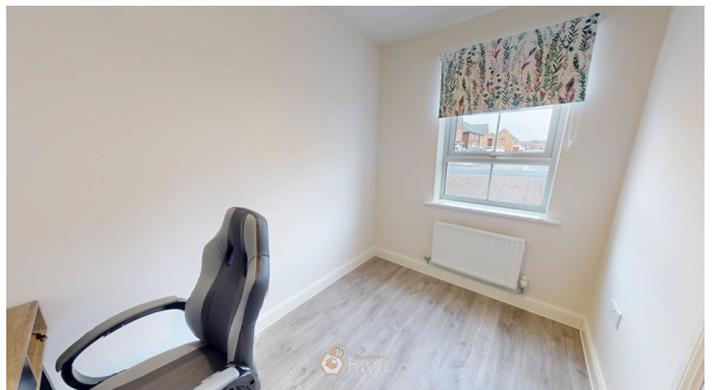
GROSS INTERNAL AREA
FLOOR 1: 25 m² FLOOR 2: 33 m²
FLOOR 3: 25 m² TOTAL: 83 m²
MEASUREMENTS TAKEN TO FACE OF WALLS UNLESS OTHERWISE STATED



Open Plan Kitchen Diner & Lounge



Office

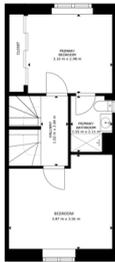


W/C



First Floor

Floor Plan



Bedroom



FLOOR 2

GROSS INTERNAL AREA:
FLOOR 1: 76 m²; FLOOR 2: 23 m²
FLOOR 3: 11 m²; TOTAL: 110 m²
SIZES AND DIMENSIONS ARE APPROXIMATE AND MAY VARY.

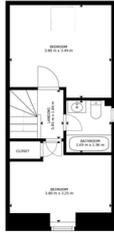


Master Bedroom & En Suite



Second Floor

Floor Plan



Bathroom



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1: 25.00 m² FLOOR 2: 23.00 m²
NOTE: THIS FLOOR PLAN IS APPROXIMATE. MEASUREMENTS MAY VARY.



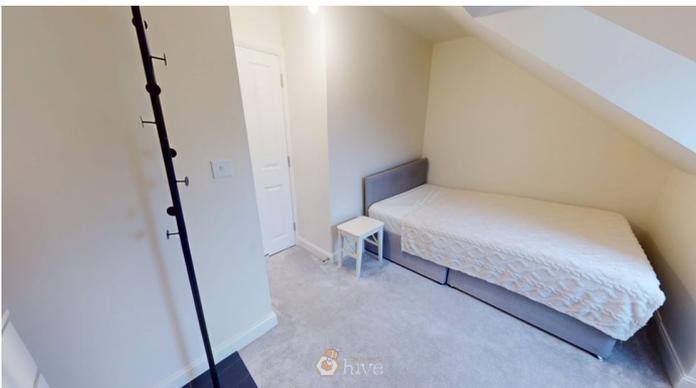
Bedroom



Externals

Front Aspect

Bedroom



Rear Garden



Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 11/1/2022

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 11/1/2022

Boiler Location - cupboard next to front door

Approximate Electrical System Installation Date - 11/1/2022

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	