

3 Bedroom(s), Detached House, Freehold

Oxbow Drive, Wheatley.



- 3D Virtual Tour Available
- Sought After Development
- Modern Kitchen Diner with Integrated Appliances
- Utility & Downstairs W/C
- Family Bathroom

- Beautiful Detached Family Home
- Driveway and Garage
- Lounge
- Three Bedrooms En Suite to Master

£260,000
For Sale

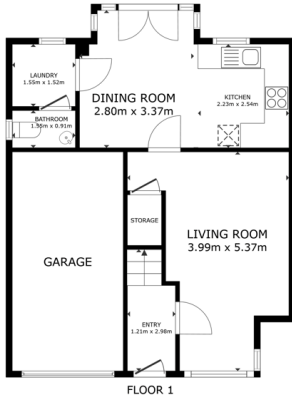
Book your viewing today Tel: 01302 247754

Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... The property is in a great location close to Doncaster City centre and close to a wide variety of amenities.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR: 46.2 sqm FLOOR: 242.4 sqm
EXCLUDED AREAS: GARAGE 14.6 sqm
TOTAL: 82.9 sqm



Kitchen Diner



Lounge

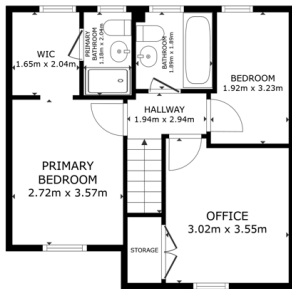


Utility & Downstairs W/C



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 46.5 sqm FLOOR 2: 4.8 sqm
EXCLUDED AREAS: GARAGE 14.4 sqm
TOTAL: 65.7 sqm
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Master Bedroom

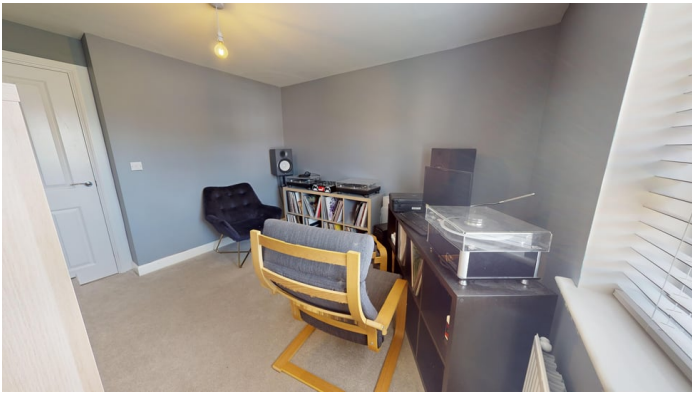


En Suite

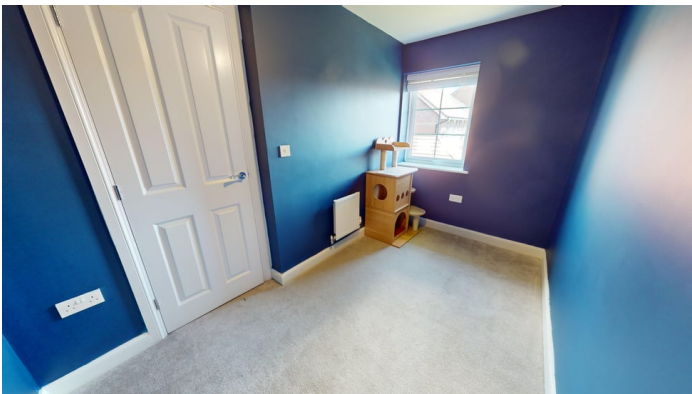


Bedroom Two





Bedroom Three



Family Bathroom



Externals

Front Aspect



Rear Garden



Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £480

Average Annual Gas Bills - £480

Average Annual Water Bills - £96

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)
Approximate Heating System Installation Date - 2019
Water Heating System - Gas combi boiler
Approximate Water Heating Installation Date - 2019
Boiler Location - Where is the boiler located in the property?
Utility room
Approximate Electrical System Installation Date - 2019
Approximate Electrical System Test Date - 2019
Fires/Heaters - None
Permanent Loft Ladder - No
Loft Insulation - Yes
Loft Boarded out - Partially

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.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B	83	
(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	