

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
- No Vendor Chain

**Offers in excess of
£240,000
For Sale**

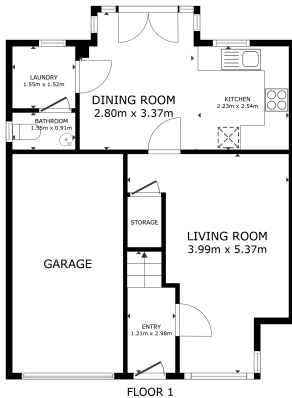
Book your viewing today Tel: 01302 247754

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 1: 46.5 sq ft FLOOR 2: 45.4 sq ft
EXCLUDED AREA: GARAGE 54.8 sq ft
TOTAL: 82.9 sq ft

Matterport

Lounge



Kitchen Diner



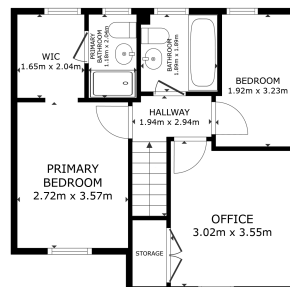


Utility & Downstairs W/C



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 42.5 m² FLOOR 2: 42.4 m²
EXCLUDED AREAS: GARAGE 16.6 m²
TOTAL: 82.9 m²

MEASUREMENTS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

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

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For

example, conservation area, listed building, rights of access, restricted covenants, etc. - No

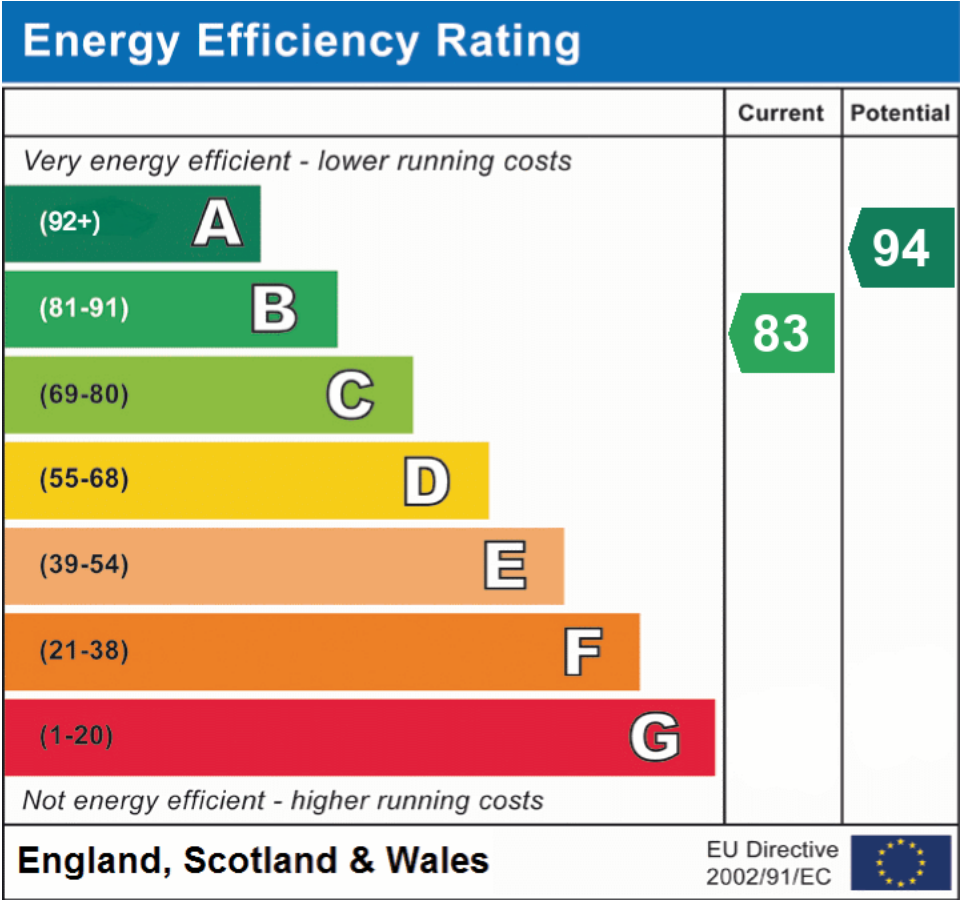
Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - 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.

Energy Performance Certificate



All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.