

3 Bedroom(s), Detached House, Freehold

Riverside Drive, Sprotbrough.



- 3D Virtual Tour Available
- Substantial Plot and Rear Garden
- Spacious Lounge Diner
- Bathroom
- Popular and Affluent Location

- Charming Detached Dorna Bungalow With Lots of Character
- Driveway and Garage
- Kitchen
- Three Bedrooms

£325,000
For Sale

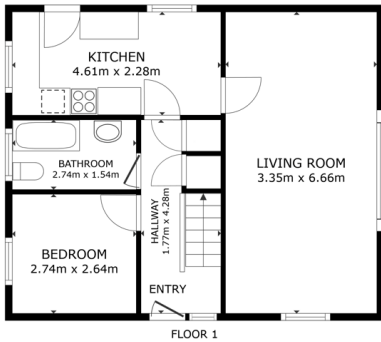
Book your viewing today Tel: 01302 247754

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... We have enjoyed living in this lovely quiet location, within easy walking distance of countryside, river, local shops, pubs and wine bar. Commuting is easy with buses, trains and motorway access all nearby. There are good schools locally too. In all, this has been a perfect family home for many years.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR: 33.7 m² FLOOR: 2 30.0 m²
TOTAL: 63.7 m²

Matterport

Kitchen



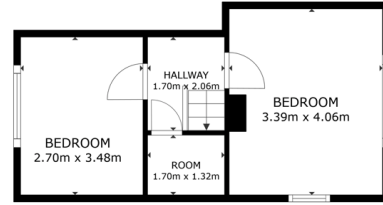
Lounge



Bedroom



Floor Plan



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 53.7 m² FLOOR 2: 30.0 m²
TOTAL: 83.7 m²

Matterport

Bathroom



First Floor

Bedroom



Bedroom



Externals

Front Aspect



Rear Garden



Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - Dec. 2021 boiler - Feb. 2003 radiators

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - Dec.2021

Boiler Location - Kitchen

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Solid Fuel (coal, wood)

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.

Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £600

Average Annual Gas Bills - £1100

Average Annual Water Bills - £480

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.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(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 