

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

**Hampden Crescent, Lindholme, Doncaster.**



- 3D Virtual Tour Available
- Three Bedrooms
- Kitchen
- Off Road Parking
- No Chain

- Mid Terrace Property
- Bathroom with Separate Toilet
- Porch Leading To Rear Garden
- Open Plan Lounge and Dining Room

**Offers Over**  
**£122,500**  
**Reduced**

*Book your viewing today* Tel: 01302 247754

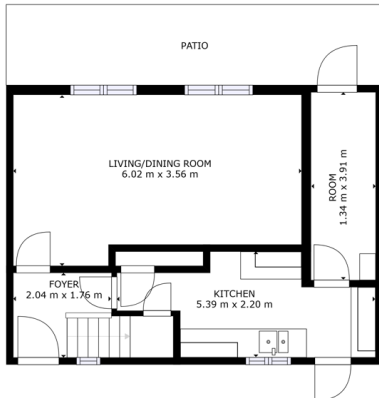


## Owner's View

3D Virtual Tour Available - See when this property is available to view, and reserve your appointment quickly and easily via our website!

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 42 m<sup>2</sup>, FLOOR 2: 41 m<sup>2</sup>  
EXCLUDED AREAS: - PATIO: 13 m<sup>2</sup>  
TOTAL: 83 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



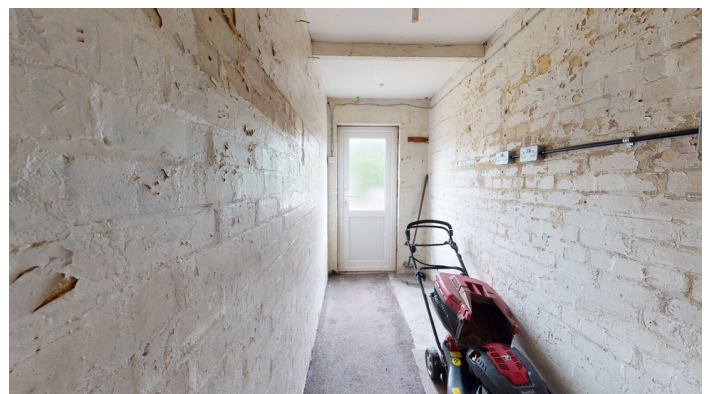
## Open Plan Lounge Dining Room



## Kitchen

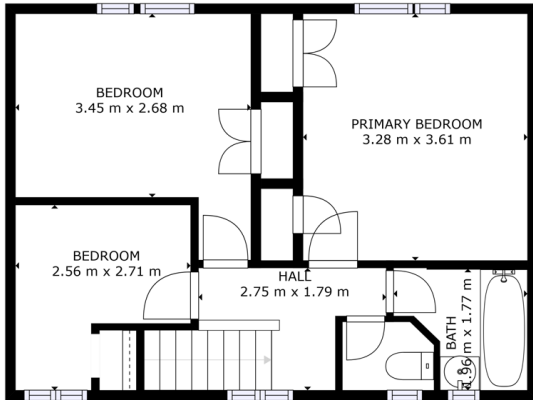


## Porch



## First Floor

## Floor Plan



FLOOR 2

GROSS INTERNAL AREA:  
 FLOOR 1: 42 m<sup>2</sup>, FLOOR 2: 41 m<sup>2</sup>  
 EXCLUDED AREA: - POOL: 13 m<sup>2</sup>  
 TOTAL: 80 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## First Bedroom



## Second Bedroom



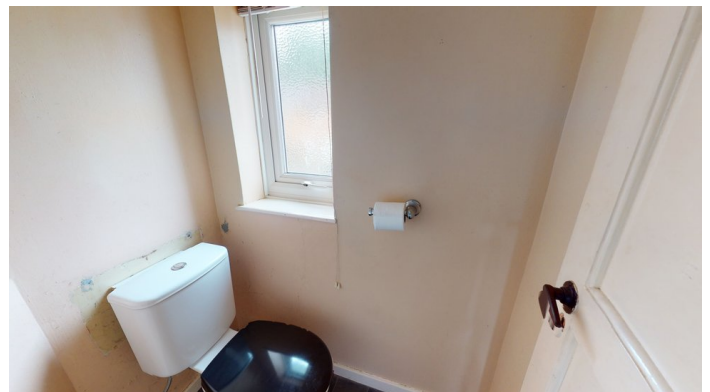
## Third Bedroom



## Bathroom



## Toilet



## External



## Front Aspect



## Rear Garden



## Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Central Heating Combi Boiler

Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location - Second Bedroom

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - None

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.

## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 