

3 Bedroom(s), Detached House, Freehold

Thealby Gardens, Bessacarr.



- 3D Virtual Tour Available
- Stylish Kitchen
- Conservatory
- Family Bathroom
- Integral Garage and Driveway Allowing for Off Road Parking

- Lovely Detached Family Home on a Corner Plot
- Open Plan Lounge and Dining Room
- Three Bedrooms
- Front and Rear Gardens
- Sought After Location In Bessacarr

£285,000
For Sale

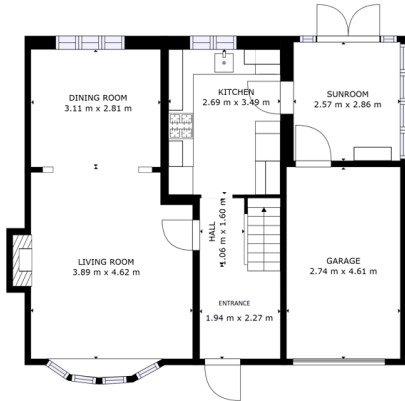
Book your viewing today Tel: 01302 247754

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 situated on a quiet street close to the bus route into Doncaster and to the shopping area which includes the doctor's surgery and dentist. We have lived in the property for 35+ years raising our two children who were well served by the local schools, all within walking distance or on the main bus route into Doncaster.

Ground Floor

Floor Plan



TOTAL: 99 m²
FLOOR 1: 54 m², FLOOR 2: 45 m²
EXCLUDED AREAS: GARAGE: 13 m², TERRACE: 9 m²
(DOES NOT INCLUDE THE GARAGE, TERRACE AND PORCH)



Open Plan Lounge and Dining Room



Kitchen

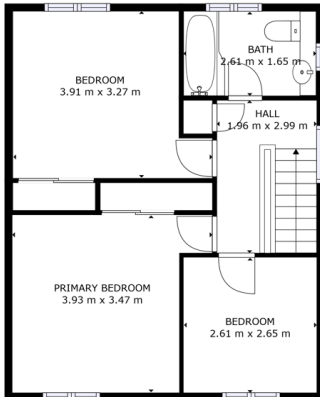


Conservatory



First Floor

Floor Plan



TOTAL: 99 m²
FLOOR 1: 54 m², FLOOR 2: 45 m²
EXCLUDED AREAS: GARAGE: 13 m², TERRACE: 9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2



Bedroom



Bathroom



Bedroom



Bedroom



External

Front Aspect



Rear Garden



Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 2016

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - 2016

Boiler Location - Kitchen

Approximate Electrical System Installation Date - When the house was built approximately 1987

Approximate Electrical System Test Date - 2016

Fires/Heaters - Electric

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.

Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Monthly Water Bills - £37 per month

Tenure - Freehold

Solar Panels - No

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		
(69-80) C		80
(55-68) D	65	
(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 