

3 Bedroom(s), Semi-Detached House, Freehold

Chestnut Avenue, Wheatley Hills, DONCASTER.



- 3D Virtual Tour Available
- Under Floor Heating In Kitchen/Bathroom
- Stylish Breakfast Kitchen
- Family Bathroom With Roll Top Bath And Shower
- Enclosed Rear Garden

- Stunning Semi Detached Family Home
- Three Separate Reception Rooms
- Three Double Bedrooms En Suite To Master
- Garden to the Front and Driveway

**Offers Over
£240,000
Reduced**

Book your viewing today Tel: 01302 247754

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.

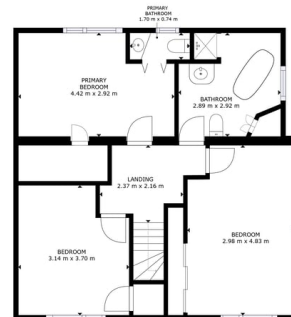


Breakfast Kitchen



First Floor

Floor Plan



2ND FLOOR

GRAND TOTAL AREA
1ST FLOOR: 62.02, 2ND FLOOR: 60.00
TOTAL: 122.02 sq. m. (ACTUAL MAY VARY)



Bedroom One



En Suite



Bedroom Two



Bedroom Three



Family Bathroom



External

Front Aspect



Rear Garden



Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - New boiler 2011

Boiler Location - Ground Floor Cupboard

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

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.

Property Information Form

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills - £3200 combined Electricity and Gas

Average Annual Gas Bills - As Above

Average Annual Water Bills - £300

Tenure - Freehold

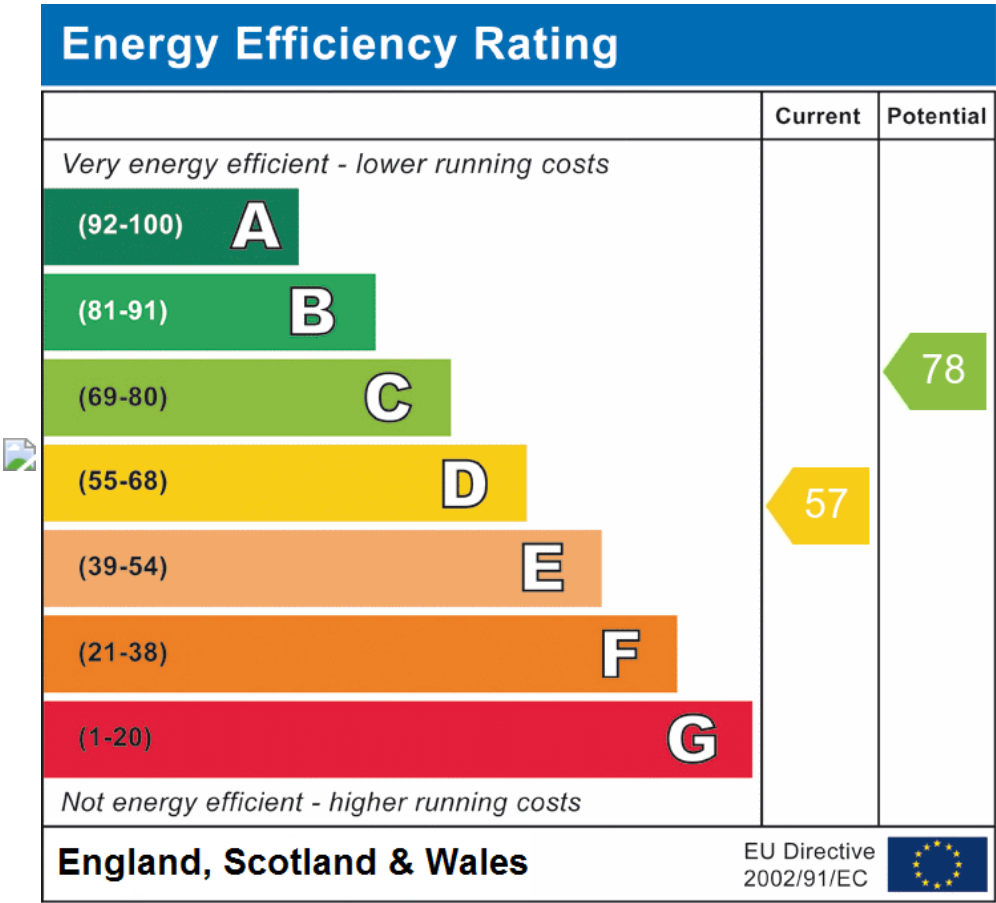
Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - 1997

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Energy Performance Certificate



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