

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

Florence Avenue, Balby, Doncaster.



- 3D Virtual Tour Available
- Three Bedroom Semi Detached House
- Kitchen Diner
- Driveway and Garage
- Local Amenities and Transport Links

- Potential for Renovation
- Separate Lounge and Dining Room
- Rear Garden
- Family Bathroom with Separate W/C

£170,000
For Sale

Book your viewing today Tel: 01302 247754

Owner's View

Property has been in family since 1980's. Has extended kitchen which was already built beforehand. Property has garage, and medium garden. Property is close to local schools, parks, and local shops. Central to town, railway station and motorways.

Ground Floor

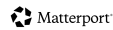
Floor Plan



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 30.3 sq m FLOOR 2: 15.8 sq m
ENCLOSURE: 46.1 sq m GARAGE: 20.3 sq m
TOTAL: 103.3 sq m

SIZES AND CONVERSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Entry



Lounge



Kitchen Diner



Dining Room



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 30.5 sqm FLOOR 2: 45.8 sqm
EXCLUDED AREAS: GARAGE 20.5 sqm
TOTAL: 116.8 sqm
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Master Bedroom



Bedroom



Bedroom



Bathroom & Separate W/C



Externals

Front Aspect



Rear Garden



Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date -

Boiler Location - Bathroom (airing cupboard)

Approximate Electrical System Installation Date -

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



the property
hive

We make it happen.

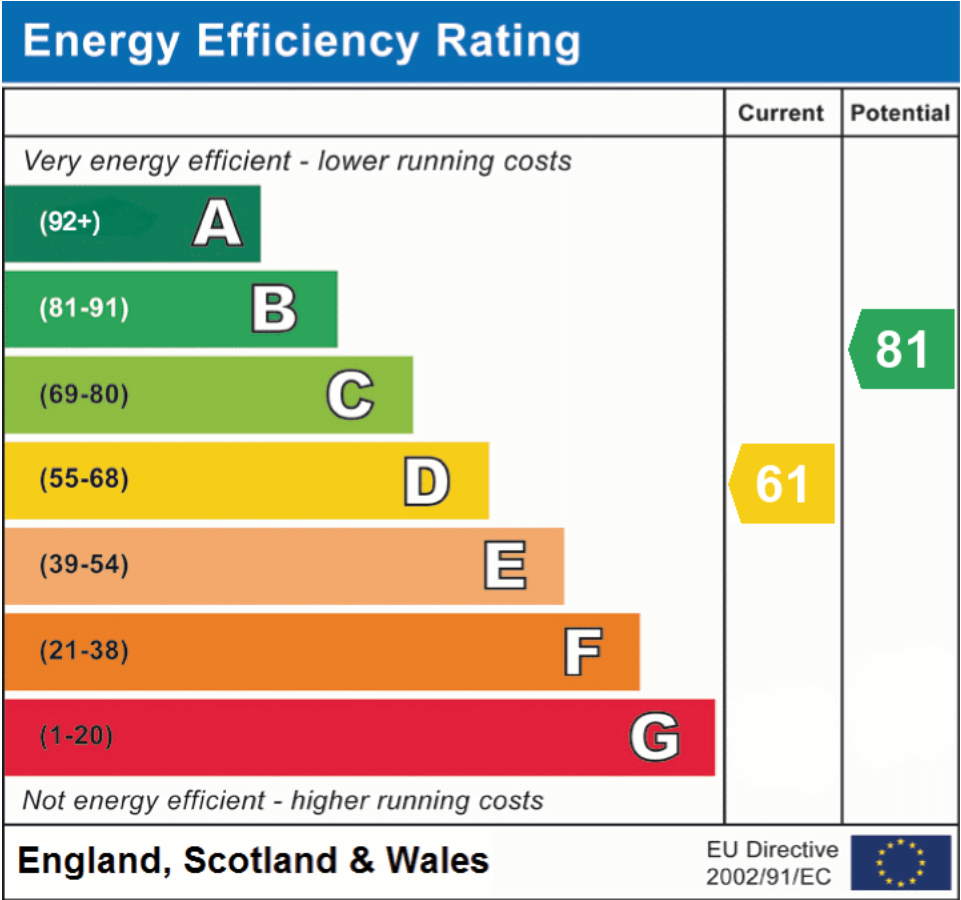
Tel: 01302 247754

Email: info@thepropertyhive.co.uk

Web: www.thepropertyhive.co.uk

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.