

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

**St Augustines Road, Bessacarr, Doncaster.**



- 3D Virtual Tour Available
- Modern Kitchen Diner
- Contemporary Family Bathroom
- Rear Enclosed Garden
- Popular Location in Bessacarr

- Beautiful Three Bedroom Semi Detached Family Home
- Modern Lounge
- Driveway
- Local Amenities, Schools and Transport Links

**£230,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754



## Owner's View

The property is located within 5-10 minutes walk to all the amenities required for social and comfortable living (supermarket, gym, cinema, cafés and restaurants) in an area with a large proportion of young professionals which makes socialising easy. It is conveniently located near good bus routes, close to Doncaster Train Station and close to M18. The property had a full renovation 3 years ago with the goal of making it a lovely functional space, easy to maintain. Lots of storage space has been added to the main bedrooms. Downstairs a kitchen dining area was created as a social space and the living room has been kept separate as a more quiet/cozy space. The combi boiler was replaced and the bathroom was fully decorated. The garden has also been landscaped and it features trees to add a sense of privacy and a mature border. The property is located near good schools, parks and green spaces making it an ideal location for a young family. St Augustines Road is a quiet street with lovely neighbours and a feeling of community. It's a great home for wellness and wellbeing.

## Ground Floor

### Floor Plan

### Entry



### Kitchen Diner



### Lounge





## First Floor

### Floor Plan

### Master Bedroom



### Bedroom



### Bedroom



### Family Bathroom



### Externals

### Front Aspect





## Rear Garden



## Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 2/1/2021

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date -

Boiler Location - Cupboard above the stairs

Approximate Electrical System Installation Date -

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

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.

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*We make it happen.*

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## Energy Performance Certificate