

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

**St Vincents Avenue, Branton.**



- 3D Virtual Tour Available
- Two Bedroom Semi Detached Home
- Lounge
- Family Bathroom
- Spacious Rear Enclosed Garden

- No Chain
- Kitchen
- Utility Room/Sun Room and Ground Floor W/C
- Driveway Allowing For Off Road Parking
- Popular Location in Branton

**£150,000**  
**For Sale**

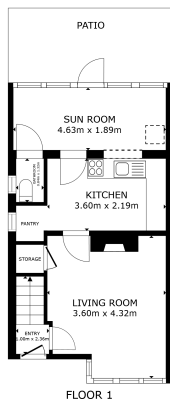
*Book your viewing today* Tel: 01302 247754

## 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... St Vincents Avenue is being sold with no forwarding chain, so call us now to avoid disappointment. The property is ideal for a first time buyer wanting to get into a popular area of Doncaster. Branton has a lovely garden centre which is literally at the top of the Avenue, here you go have a wonder around, there is a gift shop and a small cafe. The area has some lovely woodland walks, the house is within walking distance of The Yorkshire Wildlife Park and some good primary and secondary schools.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 38.5 sq. m. FLOOR 2: 27.1 sq. m.  
ENCLOSURE AREAS: PATIO: 11.2 sq. m.  
TOTAL: 65.6 sq. m.

Matterport

## Kitchen



## Lounge





Utility

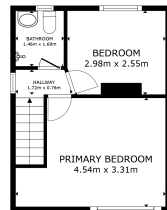


W/C



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 38.5 sq.m. FLOOR 2: 27.1 sq.m.  
EXCLUDED AREA: 10.0 sq.m. TOTAL: 55.6 sq.m.  
SIZES ARE APPROXIMATE AND NOT TO SCALE. ACTUAL MAY VARY.



Master Bedroom





**Second 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 - 06/06/2018

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 06/06/2018

Boiler Location - Understairs Cupboard

Approximate Electrical System Installation Date - 06/12/2015

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.

## Energy Performance Certificate

