

**2 Bedroom(s), Terraced House, Freehold**

**Thomson Avenue, Balby, Doncaster.**



- 3D Virtual Tour Available
- Well Presented with a Modern Kitchen
- Lounge
- Driveway
- Popular Location

- Two Bedroom Terraced Home
- Bright and Spacious Conservatory
- Rear Enclosed Garden
- Family Bathroom

**Offers Over**  
**£135,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754



## Owner's View

Welcome to this charming and well-presented two-bedroom terraced home, perfectly situated on Thomson Avenue in the popular area of Balby. Offering a blend of modern comfort and practicality, this property is ideal for first-time buyers, small families, or investors alike. With excellent local amenities, transport links, and schools nearby, this delightful home is ready to move into. Don't miss out – book your viewing today!

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 46.2 m<sup>2</sup> FLOOR 2: 25.4 m<sup>2</sup>  
TOTAL: 71.6 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

## Lounge



## Kitchen



## Conservatory



## First Floor

### Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 46.2 sqm FLOOR 2: 25.4 sqm  
TOTAL: 71.6 sqm  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Master Bedroom



## Bedroom



## Family Bathroom



## Externals



## Front Aspect



## Rear Garden



Loft Insulation - yes

Loft Boarded out - yes

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - 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 contracts to ensure they are in good working order.

## Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - no

Tenure - freehold

Solar Panels - no

Space Heating System -

Approximate Heating System Installation Date - only 2 years old

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location - Kitchen

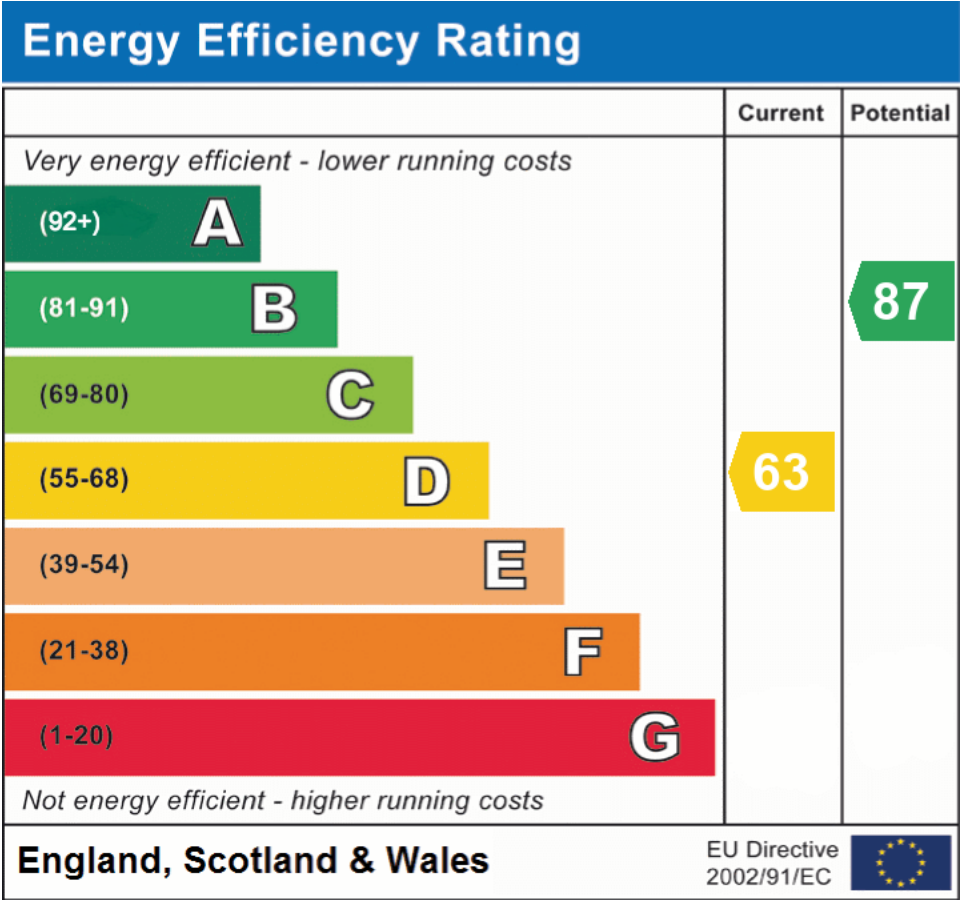
Approximate Electrical System Installation Date -

Permanent Loft Ladder - yes

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## Energy Performance Certificate



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