

**3 Bedroom(s), Terraced House, To be Advised 17 Florence Avenue, Balby, Doncaster, South**



- 3D Virtual Tour Available
- Beautifully Presented Mid Terrace Home
- Modern and Contemporary Breakfast Kitchen
- Shower Room
- Rear Enclosed Garden

- No Chain
- Open Plan Lounge and Dining Room
- Three Bedrooms
- Detached Garage with Access to the Rear
- Out Building With W/C and Storage

**£130,000**  
**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...

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 42.2 sq.m. FLOOR 2: 41.6 sq.m.  
TOTAL: 83.8 sq.m.

Matterport

### Kitchen



## Open Plan Lounge and Dining Room





## First Floor

### Floor Plan



FLOOR 2



GROSS INTERNAL AREA  
FLOOR 1: 41.5 sq.m., FLOOR 2: 41.6 sq.m.,  
TOTAL: 83.2 sq.m.



## Bedroom



## Bedroom



## Bedroom



## Shower Room





## External

### Front Aspect



### Rear Garden



Tenure -

Solar Panels -

Space Heating System -

Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters -

Permanent Loft Ladder -

Loft Insulation -

Loft Boarded out -

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 -

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

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.



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 