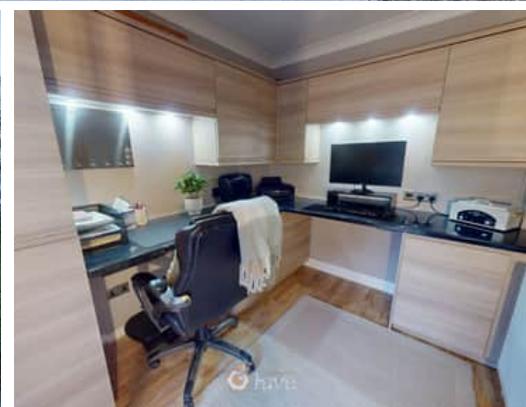


**3 Bedroom(s), Detached House, Freehold**

**Tutbury Gardens, Cantley, Doncaster.**



- 3D Virtual Tour Available
- Kitchen Diner
- Study
- Rear Enclosed Garden
- Local Amenities, Schools and Transport Links

- Three Bedroom Detached Family Home
- Lounge
- Contemporary Family Bathroom
- Driveway and Garage

**£265,000**  
**For Sale**

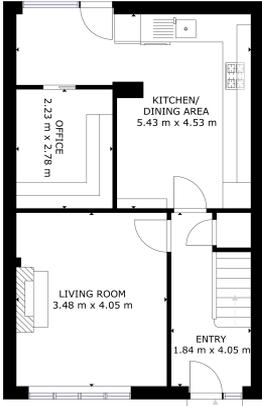
*Book your viewing today* Tel: 01302 247754

## Owner's View

Lived in my lovely, spacious family home for 26 years. Situated in a quiet Cul-de-sac.

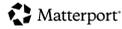
## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 27.10 SQ M  
TOTAL: 84.00 SQ M



### Entry



### Lounge



### Kitchen Diner



## Study

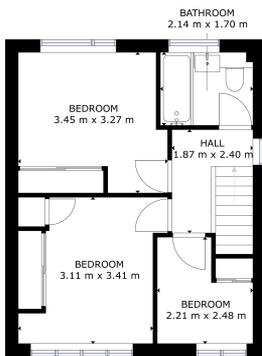


## Master Bedroom



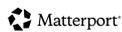
## First Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 47 m<sup>2</sup>, FLOOR 2: 37 m<sup>2</sup>  
TOTAL: 84 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Bedroom



## Bedroom



## Family Bathroom



## Externals

### Front Aspect



## Rear Garden



## Property Information

Council Tax Band - C

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 -

Water Heating System - Gas Boiler (Hot Water Tank)

Approximate Water Heating Installation Date -

Boiler Location - Airing cupboard front bedroom

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 contracts 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>		
(69-80) <b>C</b>		<b>79</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 

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.