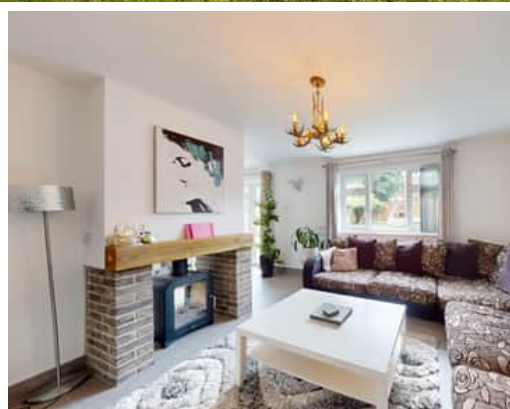


**3 Bedroom(s), Semi-Detached House, Freehold**

**Exeter Road, Doncaster.**



- 3D Virtual Tour Available
- Lounge
- Ground Floor Toilet and Utility Space
- Family Bathroom

- Semi Detached Property
- Kitchen Diner
- Three Bedrooms
- Front and Rear Gardens

**£139,950**  
**For Sale**

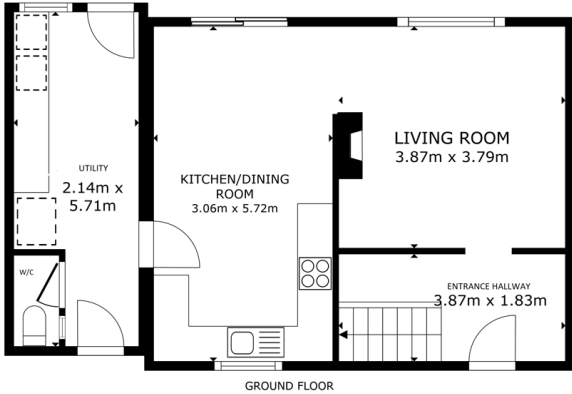
*Book your viewing today* Tel: 01302 247754

## Owner's View

3D Virtual Tour Available - Take a look around this lovely family home located just off Thorne Road in Doncaster. The property is close by to Doncaster Royal Infirmary, Doncaster Town Centre and the Train Station. There is an array of shops within walking distance on Wheatley Hall Road, you will find an M&S Food Hall, Next and much more.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
GROUND FLOOR 33.87 m<sup>2</sup> FLOOR 1 39.3 m<sup>2</sup>  
TOTAL 73.1 m<sup>2</sup>

Matterport

## Lounge



## Kitchen Diner



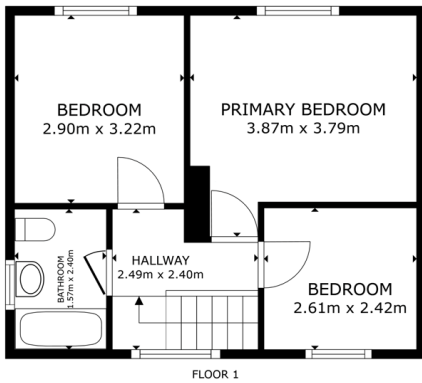
## Ground Floor Toilet and Utility Space



## First Floor



Floor Plan



GOODS INTERNAL AREA  
GROUND FLOOR 53.8 m<sup>2</sup> FLOOR 1 39.3 m<sup>2</sup>  
TOTAL: 93.1 m<sup>2</sup>



Master Bedroom



Bedroom Two



Bedroom Three



Bathroom



Exterior

## Front Garden



## Rear Garden



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 -

Tenure -

Solar Panels -

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>86</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</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	