



2 Cambridge Drive
Thorne DN8 4FD

Offers Over £150,000
FREEHOLD

Ideal First Time Buy. Modern TWO double bedroom semi-detached house with private driveway. Immaculate throughout. Generous sized lounge and fitted kitchen/diner. Lawned garden with patio. Small residential estate. VIEWING ESSENTIAL.



- TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE • Generous sized lounge • Fitted kitchen/diner • Ground floor w.c.

ENTRANCE LOBBY

Front UPVC composite entrance door. Door into the lounge and w.c. Radiator.

W.C

5'1" x 2'9"

Side facing UPVC double glazed window. Fitted with a white wash hand basin and w.c. Radiator.

LOUNGE

13'9" x 12'2"

Front and side facing UPVC double glazed windows. Staircase leading to the first floor. Radiator. Door into the kitchen/diner.

KITCHEN/DINER

12'2" x 10'10"

Rear facing UPVC double glazed window and rear UPVC double glazed entrance door. Fitted with a range of white wall and base units with black granite effect worksurfaces incorporating a stainless steel sink and drainer with splashback tiling. Integrated electric oven and four ring gas hob with extractor hood above. Space for washing machine and fridge freezer. Radiator. Useful understairs storage cupboard.

LANDING

Doors off to all rooms. Loft access point. Radiator.

BEDROOM ONE

12'3" x 10'6"

Front facing UPVC double glazed window. Radiator.

BEDROOM TWO

12'2" x 7'9"

Rear facing UPVC double glazed window. Useful built-in storage cupboard. Radiator.

BATHROOM

6'0" x 5'6"

Side facing UPVC double glazed window. Fitted with a three piece white suite comprising of a panelled bath with mixer tap shower attachment, pedestal wash hand basin and w.c. Part tiled walls. Radiator.

OUTSIDE

There is an open plan lawned front garden with path to the side leading into the rear garden.

The rear garden is lawned with indian stone paved patio and timber panelled fencing. There is a gate leading directly onto the private driveway which provides easy parking for two



- UPVC double glazed
- Gas central heating
- Private driveway for 2 cars
- Lawned garden and patio
- VIEWING ESSENTIAL

cars and ample space for bins. An outside cold water tap is fitted.

When driving onto the estate you would access the property from the rear where the driveway is located.







Additional Information

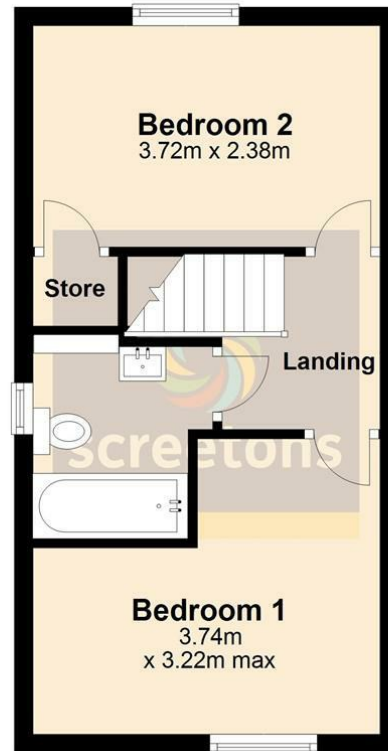
Local Authority - Doncaster
Council Tax - Band B
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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