



3 Cambridge Drive
Doncaster DN8 4FD

Offers Over £145,000

FREEHOLD

VIEWING ESSENTIAL - Modern TWO DOUBLE bedroom semi-detached house. Modern fitted kitchen and shower room. Generous sized garden with side driveway. Perfect First Time Buy. Immaculate presentation throughout. Small cul-de-sac location.



- MODERN TWO DOUBLE BEDROOM SEMI-DETACHED • Entrance lobby, Spacious lounge • Modern fitted kitchen/diner with french doors

ENTRANCE LOBBY

Front composite double glazed entrance door. Staircase leading to the first floor. Radiator. Door into the lounge.

LOUNGE

15'0" x 10'0"

Front facing UPVC double glazed window. Laminate floor. Radiator. Door into the kitchen/diner.

KITCHEN/DINER

13'6" x 7'10"

Rear facing UPVC double glazed window and rear UPVC double glazed French doors. Fitted with modern navy shaker style wall and base units with white marble effect laminate worksurfaces incorporating a ceramic sink and drainer with tiled splashbacks. Integrated electric oven, four ring gas hob with splashback and extractor hood above. Wall mounted and concealed gas combi central heating boiler. Radiator.

W.C

Fitted with a vanity wash hand basin with tiled splashback and w.c. Radiator.

LANDING

Doors off to all rooms. Loft access point.

BEDROOM ONE

13'6" x 10'2" max.

Front facing UPVC double glazed window. Built-in wardrobe with sliding doors. Radiator.

BEDROOM TWO

12'9" x 7'1"

Rear facing UPVC double glazed window. Radiator. Currently used as a craft room which is why there is no photo showing.

SHOWER ROOM

7'4" x 6'0"

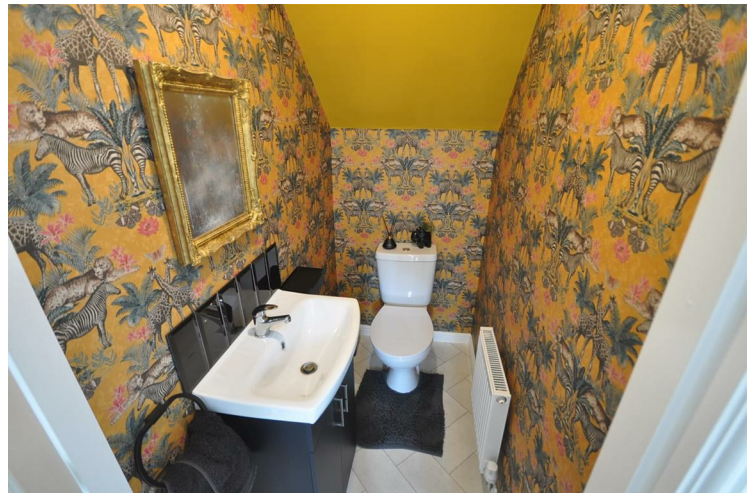
Rear facing UPVC double glazed window. Fitted with a newly installed suite comprising of a large shower cubicle with mains shower, floating vanity wash hand basin and w.c. Marble effect PVC panelled walls. Radiator.

OUTSIDE

There is a gravelled front garden with established shrubs and gravelled driveway leading to the side, providing ample off road parking. A gate from the driveway leads into the rear garden which is a good size and has been attractively laid out with timber decked and paved seating areas, artificial lawn and established planted shrub and flower borders. An outside cold water tap is fitted.



- Newly fitted shower room
- Immaculate presentation throughout
- Side driveway, Landscaped gardens
- Perfect First Time Buy



- Viewing Essential • NO UPWARD CHAIN INVOLVED • Extending to approx. 58.4 sq.m



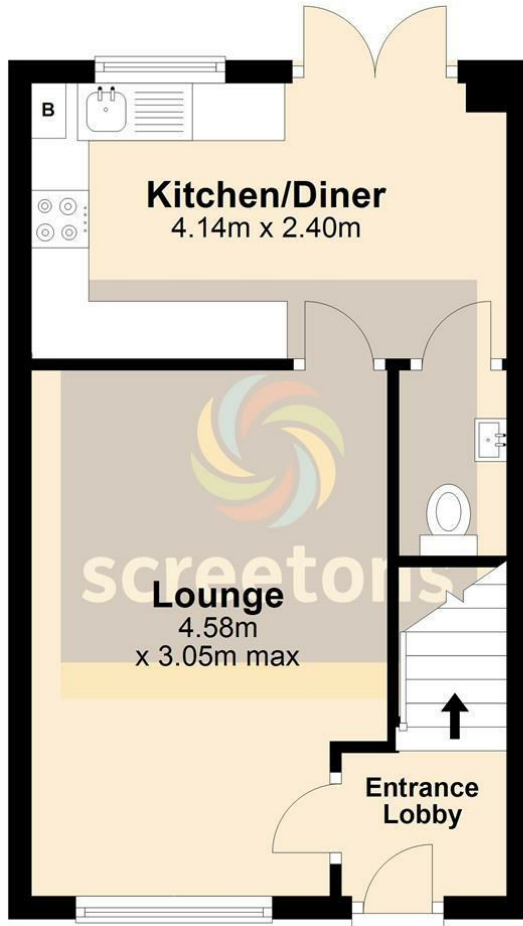


Additional Information

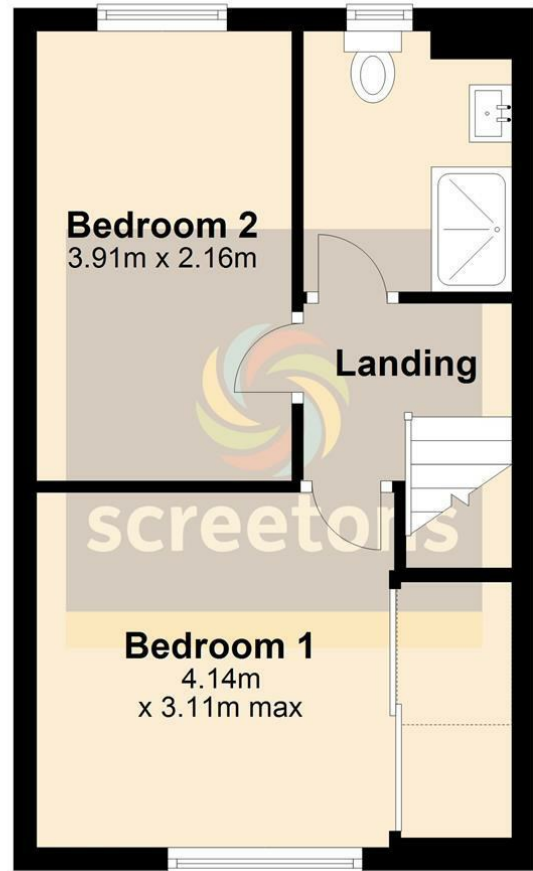
Local Authority - Doncaster
Council Tax - Band B
Viewings - By Appointment Only

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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