



### 3 bed semi-detached house to buy in DN2

Hereford Road , Wheatley, Doncaster , South Yorkshire, DN2 4PU

**£82,500** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Sold via 'Secure Sale'
- ✓ Three Bedrooms
- ✓ Downstairs WC.
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

ATTENTION FIRST TIME BUYERS/INVESTORS! A fantastic opportunity to purchase a three bedroom semi detached family home in the heart of Wheatley. Briefly comprising of a living room, kitchen, sunroom and bathroom on the ground floor. Two double bedrooms, a single bedroom and family bathroom on the first floor. Also benefits from a large rear garden and off road parking. Call now to arrange a viewing!

LIVING ROOM 13' 9" x 12' 2" (4.19m x 3.71m) A spacious front facing living room.

KITCHEN 10' 4" x 8' 8" (3.15m x 2.64m) With a range of wall and base units complemented with wood effect worktops. There is space for a freestanding cooker, fridge/freezer and washing machine.

SUNROOM 9' 1" x 21' 5" (2.77m x 6.53m) A light and bright sun room situated on the ground floor.

BATHROOM 10' 4" x 8' 7" (3.15m x 2.62m) A useful wet room situated on the ground floor.

BEDROOM 12' 0" x 10' 6" (3.66m x 3.2m) A double bedroom situated on the first floor.

BEDROOM 13' 7" x 8' 8" (4.14m x 2.64m) A second double bedroom situated on the first floor.

BEDROOM 8' 8" x 9' 2" (2.64m x 2.79m) A single bedroom situated on the first floor.

BATHROOM 7' 2" x 5' 8" (2.18m x 1.73m) A family bathroom fitted with a white three piece suite.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £82,500

Property Type: Semi-detached house

Parking: Driveway

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Wet room

Restrictions: No

Required access: No

Heating: Gas

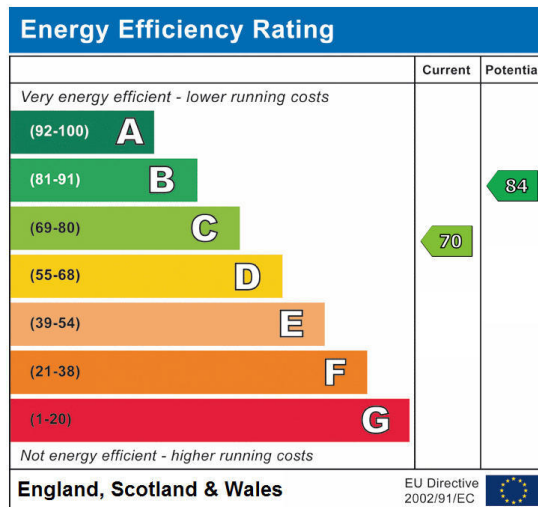
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable



Hereford Road , Wheatley, Doncaster , South Yorkshire, DN2 4PU

Contact your local branch today for more information on this property:

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

