



2 Eastview, Doncaster , DN6 9NT
£130,000 Freehold


MARTIN&CO

Eastview , Campsall

3 Bedrooms, 1 Bathroom

£130,000

- Three bedroom semi detached
- Driveway for off road parking for 3 cars
- Large corner plot
- Close to schools
- Close to local amenities
- Excellent commuter links
- Perfect family home

This tastefully decorated three-bedroom semi-detached property sits in a large corner plot with generous and well-manicured gardens to two sides. To the front of the property the garden has been block paved to provide off street parking.

Located in a popular village of Campsall, where you will benefit from easy access to the local schools, shops, parks, schools and excellent commuter links to the A1 and M62.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		84	
EU Directive 2002/91/EC			
England, Scotland & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		84	
EU Directive 2002/91/EC			
England, Scotland & Wales			

The property briefly comprises a large lounge, a kitchen diner, utility room and WC on the ground floor. Located on the first floor are two double bedrooms, a single bedroom and family bathroom.

LOUNGE 17' 0" x 15' 0" (5.19m x 4.59m) A spacious and tastefully decorated family living room to the front of the property, with stair case accessing the first floor.

KITCHEN/DINER 10' 11" x 11' 2" (3.35m x 3.41m) A modern Kitchen with a range of cream wall and base units, complemented with wood effect worktops. The addition of an integral oven, hob and stainless steel extractor fan enhance the sleek and modern appearance. There is plenty of room for a family dining table

UTILITY ROOM 6' 0" x 11' 2" (1.84m x 3.41m) A separate Utility room with plumbing for washing machine and dryer and access to the garden

WC With WC and corner sink basin

BEDROOM 10' 11" x 13' 1" (3.35m x 3.99m) A generously proportioned double bedroom, currently being used as a large and stylish dressing room

BEDROOM 9' 4" x 13' 1" (2.86m x 4.01m) A second double bedroom

BEDROOM 8' 2" x 8' 9" (2.51m x 2.69m) A generous single bedroom

BATHROOM 6' 0" x 8' 2" (1.84m x 2.49m) With a three piece white bathroom suite and over bath shower

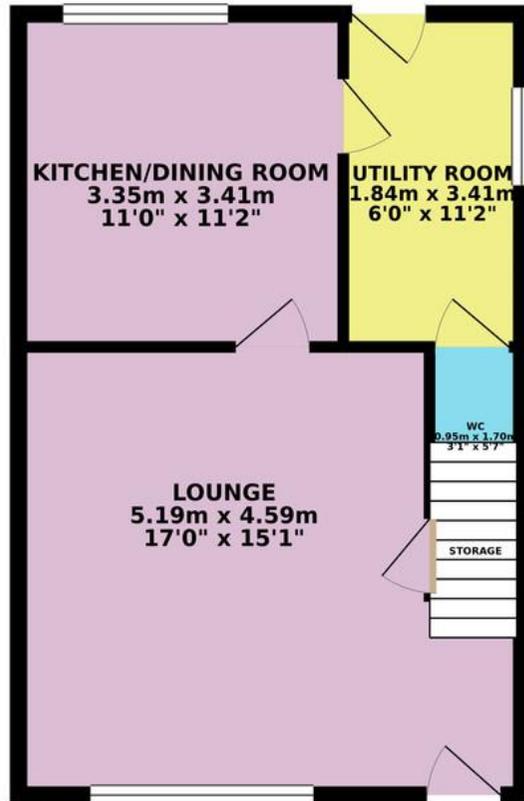
EXTERNAL You will benefit from a large corner plot with block paved driveway for ample off street parking, There is a generous size garden perfect for any growing family.



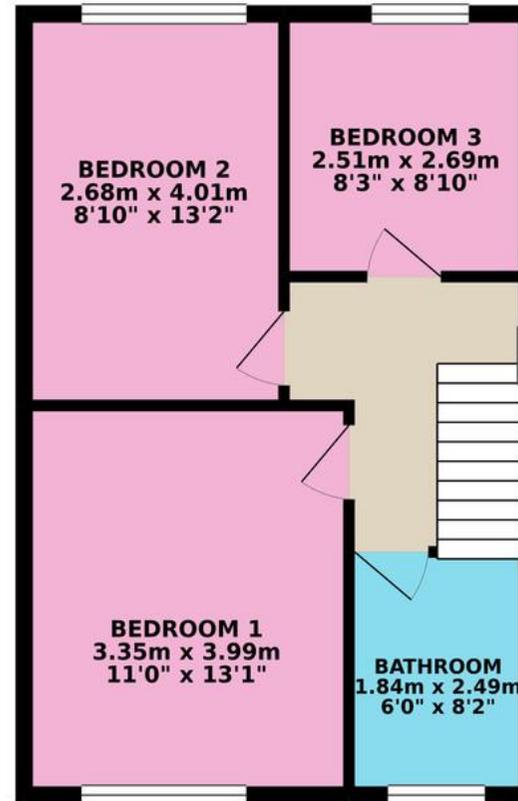




GROUND FLOOR 41.52 sq. m.
(446.92 sq. ft.)



1ST FLOOR 41.52 sq. m.
(446.92 sq. ft.)



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

