



## 3 Park Drive, Campsall , Doncaster, DN6 9NR

This three-bedroom semi-detached house is situated in a popular residential location, conveniently positioned close to local amenities and excellent transport links.

The property offers two reception rooms, providing flexible living and dining space, along with a fitted kitchen. To the first floor are three bedrooms and a family shower room.

Externally, the home benefits from off-road parking and a spacious rear garden, offering excellent potential for extension or landscaping, subject to the necessary consents.

Requiring modernisation throughout, this property presents a fantastic renovation opportunity for buyers looking to add value. Offered to the market with no onward chain, it is ideally suited to investors, developers or owner-occupiers seeking to create a bespoke family home.

Council Tax Band: A  
EPC: To follow

Early viewing is highly recommended to fully appreciate the potential on offer.

**Offers in the region of £135,000**

# 3 Park Drive, Campsall , Doncaster, DN6 9NR



- Three-bedroom semi-detached house
- Off-road parking to the front of the property
- Fantastic opportunity to add value
- Council Tax Band: A & EPC: To follow
- Two reception rooms offering flexible living space
- Spacious rear garden with excellent potential
- No onward chain
- Family shower room located on the first floor
- Modernisation required throughout
- Close to local amenities and transport links

## Entrance

5'9" x 12'8" (1.77 x 3.88)

## Lounge

12'4" x 9'1" (3.77 x 2.77 )

## Reception room

12'5" x 12'5" (3.79 x 3.81 )

## Dining room

5'10" x 9'3" (1.80 x 2.82)

## Kitchen

7'11" x 7'11" (2.43 x 2.42)

## Master bedroom

9'11" x 12'5" (3.03 x 3.81 )

## Bedroom 2

11'0" x 9'3" (3.36 x 2.84 )

## Bedroom 3

8'8" x 7'7" (2.65 x 2.33)

## Shower room

7'6" x 5'3" (2.29 x 1.62 )



## Directions

Campsall is a village and former civil parish, now in the parish of Norton, in the Doncaster district, in the county of South Yorkshire, England. It lies 7 miles (11 km) to the north-west of Doncaster.

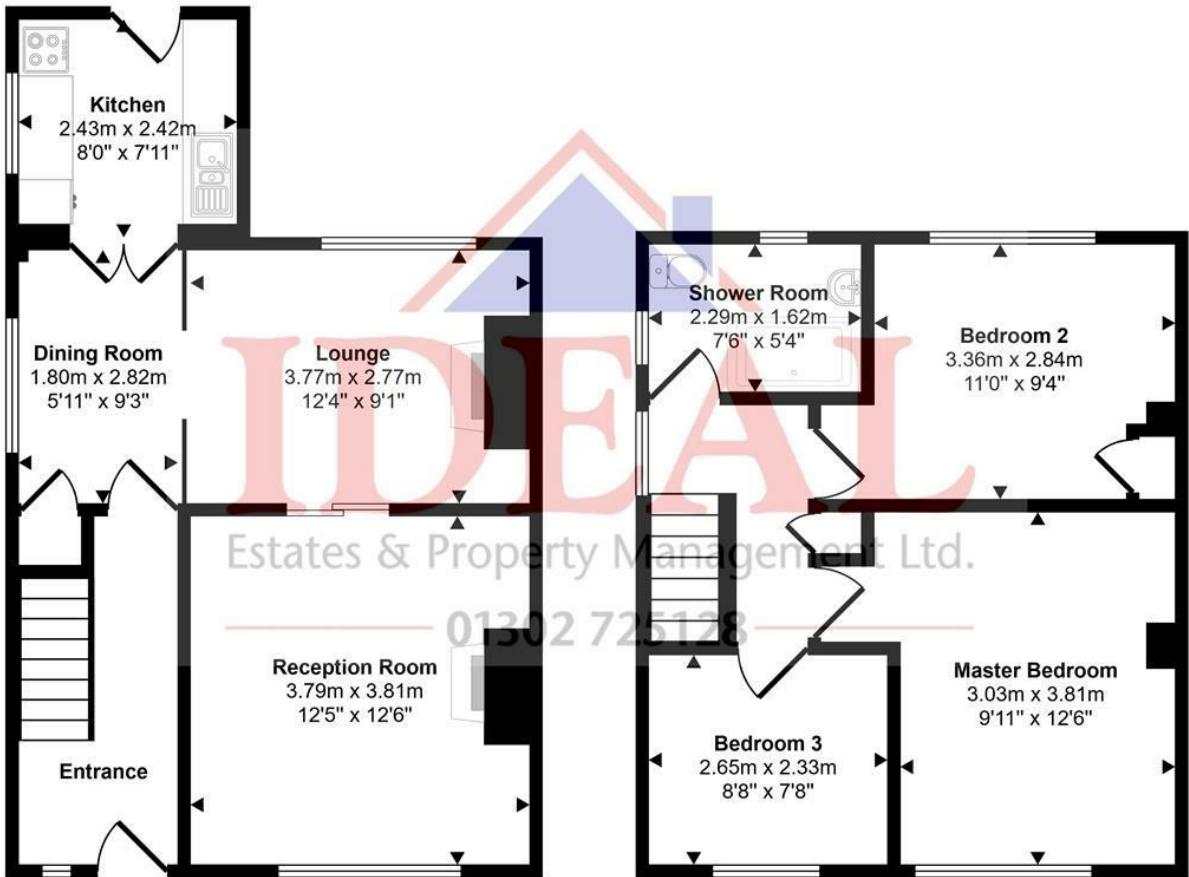






Floor Plan

Approx Gross Internal Area  
85 sq m / 912 sq ft



Ground Floor  
Approx 45 sq m / 483 sq ft

First Floor  
Approx 40 sq m / 429 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

| Energy Efficiency Rating                    |                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                    |           |
|---|--------------------|-----------|---|--------------------|-----------|
|   | Current            | Potential |   | Current            | Potential |
| Very energy efficient - lower running costs | (92 plus) <b>A</b> |           | Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus) <b>A</b> |           |
|   | (81-91) <b>B</b>   |           |   | (81-91) <b>B</b>   |           |
|   | (69-80) <b>C</b>   |           |   | (69-80) <b>C</b>   |           |
|   | (55-68) <b>D</b>   |           |   | (55-68) <b>D</b>   |           |
|   | (39-54) <b>E</b>   |           |   | (39-54) <b>E</b>   |           |
|   | (21-38) <b>F</b>   |           |   | (21-38) <b>F</b>   |           |
|   | (1-20) <b>G</b>    |           |   | (1-20) <b>G</b>    |           |
| Not energy efficient - higher running costs |                    |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                    |           |
| England & Wales                             |                    |           | England & Wales   |                    |           |
| EU Directive 2002/91/EC                     |                    |           | EU Directive 2002/91/EC   |                    |           |