



2 Carina Drive

Balby, Doncaster, DN4 8BF

Offers In The Region Of £150,000

An immaculately presented two bedroom coach house occupying a pleasant position on this popular modern development. The property benefits from; spacious open plan lounge, kitchen and dining area conducive with modern living, two good sized bedrooms with fitted wardrobes, luxury family bathroom with a 'Villeroy & Boch' suite, driveway, garage, GFCH, DG and is offered for sale with NO ONWARD CHAIN. An ideal purchase for the first time or investment buyer an early viewing is essential to appreciate the size and quality of accommodation on offer.

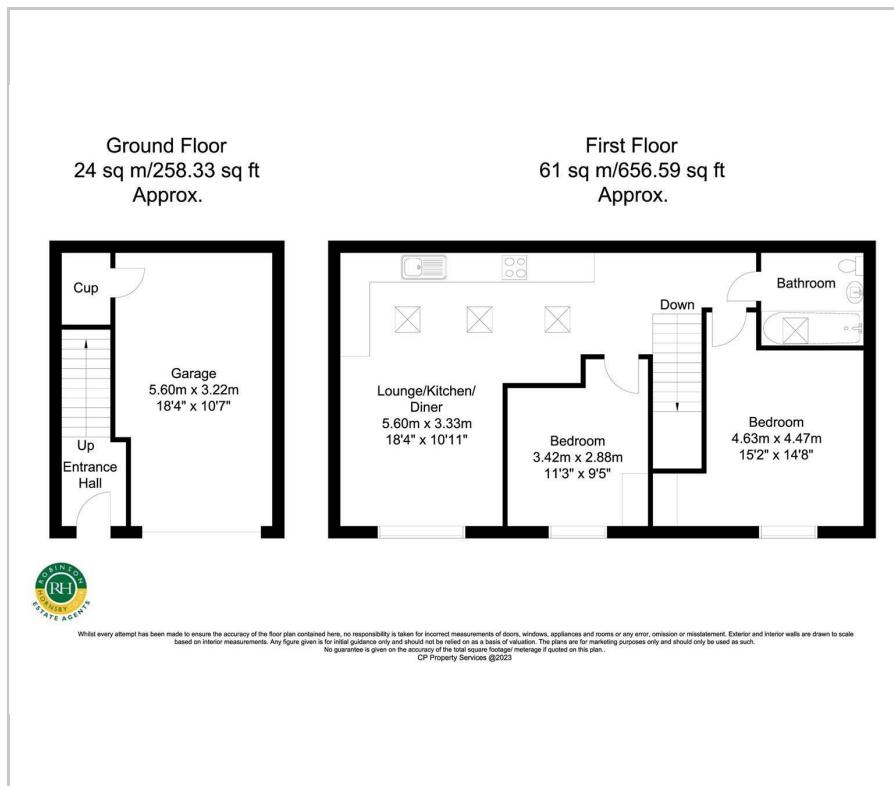
- Coach House
- Two double bedrooms
- Open plan living accommodation
- Kitchen with a range of integrated appliances
- contemporary family bathroom
- Driveway and garage
- Popular modern development
- Close to amenities and motorway connections
- No onward chain
- Council tax band A and Freehold

Viewing

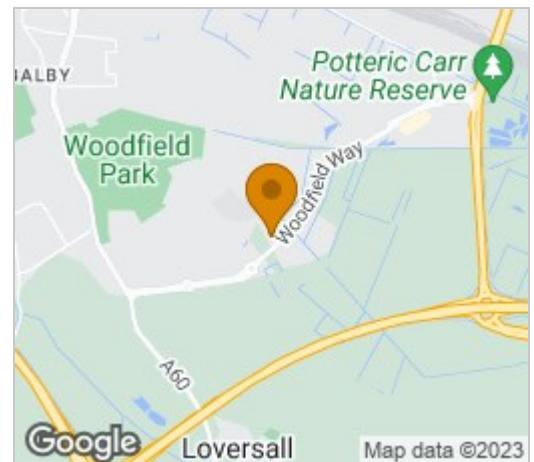
Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

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



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.