

3 Bedroom(s), Detached House, Freehold

Sandrock Drive, Bessacarr.



- Detached Family Home
- Open Plan Lounge Diner
- Three Bedrooms
- Front and Rear Gardens
- Downstairs W/C

- Modern Kitchen
- Utility Room
- Family Bathroom
- Garage

**Offers Over
£270,000
For Sale**

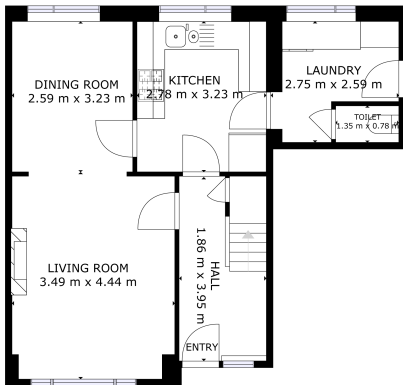
Book your viewing today Tel: 01302 247754

Owner's View

A beautifully presented, detached property located in the heart of Bessacarr. Offering ample space both internally and externally, the property benefits from 3 generous sized bedrooms as well as open plan living space downstairs. Outside boasts private, rear enclosed gardens which benefit from not being overlooked. The property is located close to local parks, good schools both primary and secondary, as well as leisure centres, pubs and restaurants. This would make a great home for those looking for their next step up the property ladder.

First Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 26.11 m² FLOOR 2: 41.11 m²
TOTAL: 67.22 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

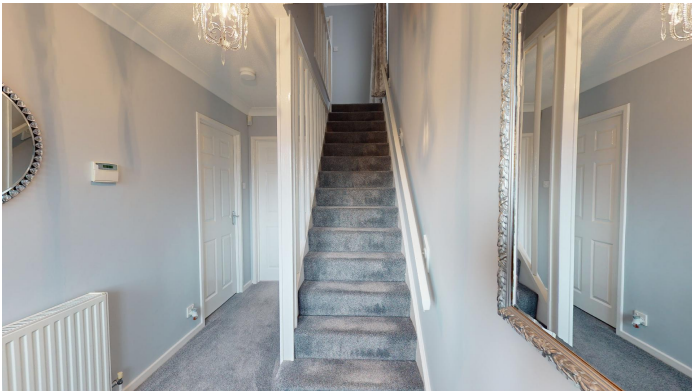
Matterport



Kitchen



Entrance Hall



Open Plan Lounge Diner

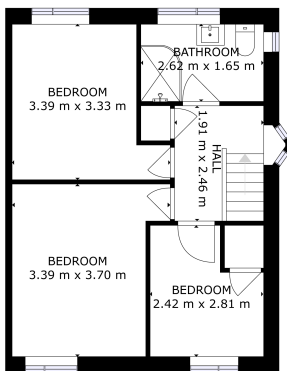


Utility Room



First Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 50 m², FLOOR 2: 41 m²
TOTAL: 91 m²

FLOOR 2



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom



External

Front Aspect



Rear Aspect



Property Information

Council Tax Band -

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure -

Solar Panels -

Space Heating System -

Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters -

Permanent Loft Ladder -

Loft Insulation -

Loft Boarded out -

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 