

**3 Bedroom(s), Semi-Detached House,**

**33 Clay Flat Lane, New Rossington,**



- 3D Virtual Tour Available , No Chain
- Lounge & Dining Room
- Three Bedrooms
- Block Paved Driveway
- Rear Enclosed Garden With Decking and Summer House

- Semi Detached Home
- Breakfast Kitchen & Utility
- Family Bathroom
- Tastefully Decorated Throughout

**Offers in Region of  
£170,000  
For Sale**

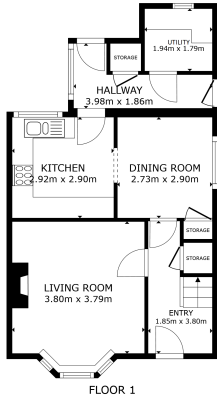
*Book your viewing today* Tel: 01302 247754

## Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website...

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 86.2 m<sup>2</sup> (926sq ft)  
TOTAL: 86.4 m<sup>2</sup>



### Lounge



### Dining Room



### Kitchen



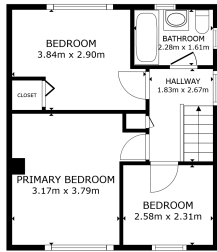
## Utility



Bedroom

## First Floor

### Floor Plan



GROSS INTERNAL AREA:  
FLOOR 2: 30.2 sq. m. FLOOR 2: 39.2 sq. m.  
TOTAL: 69.4 sq. m.



Bedroom

## Bedroom



## Bathroom



## Rear



## External

### Front



## Property Information Form

Approximate Heating System Installation Date -  
Water Heating System -  
Approximate Water Heating Installation Date -  
Boiler  
Tenure -  
Solar Panels - Location -  
Approximate Electrical System Installation Council Tax Band -  
Utilities - Mains Gas, Mains Electricity, Mains Water  
Water Meter -  
Average Annual Electricity Bills -  
Average Annual Gas Bills -  
Average Annual Water Bills -  
Space Heating System -  
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.



*We make it happen.*

Tel: 01302 247754 Email: [info@thepropertyhive.co.uk](mailto:info@thepropertyhive.co.uk) Web: [www.thepropertyhive.co.uk](http://www.thepropertyhive.co.uk)

**Energy Performance Certificate**