

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

St Augustines Road, Bessacarr.



- 3D Virtual Tour Available
- Modern Kitchen Diner
- 3 Bedrooms
- Drive Allowing For Off Road Parking
- Sought After Location In Bessacarr

- Beautifully Presented Semi Detached Property
- Lounge
- Bathroom With Roll Top Bath And Shower
- Private and Enclosed Garden

£265,000
For Sale

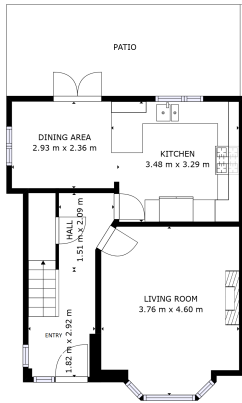
Book your viewing today Tel: 01302 247754

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... A well decorated bright and spacious traditional home, with work completed to a high standard throughout. Located in a quiet and peaceful street close to The Dome Leisure centre, Lakeside, Asda and the Herten triangle with a bus stop at the end of the street and motorway links within 5 minutes drive.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 61 m², FLOOR 2: 44 m²
EXCLUDED AREA: 1, PATIO: 19 m²
TOTAL: 94 m²

FLOOR: 1



Entrance Hallway



Kitchen Diner



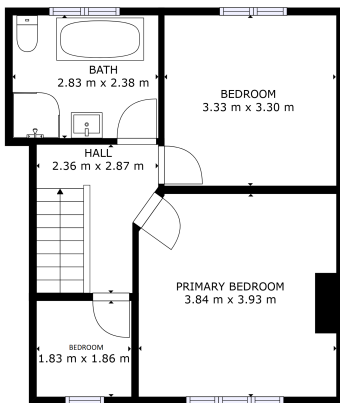
Living Room





First Floor

Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 45.00 m² FLOOR 2: 44.00 m²
 EXCLUDED AREAS: 15.00 m²
 TOTAL: 74.00 m²

FLOOR 2

SCENE AND DIMENSIONS ARE APPROXIMATE, NOT TO SCALE.



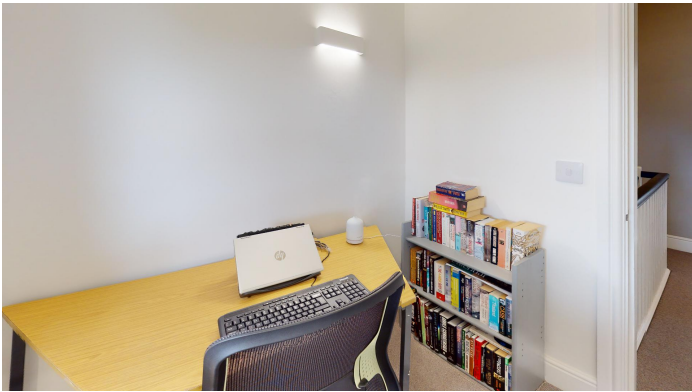
Master Bedroom



Bedroom



Bedroom



Bathroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - Approximately 2009

Water Heating System - Gas combi boiler



tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Approximate Water Heating Installation Date - Approximately 2009

Boiler Location - Loft

Approximate Electrical System Installation Date - Approximately 2009

Approximate Electrical System Test Date - 2017

Fires/Heaters - Gas

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

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

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Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	59	
(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 