

**3 Bedroom(s), Semi-Detached House, To be Advised**

**Almond Road, Cantley.**



- 3D Virtual Tour Available
- Kitchen
- Conservatory
- Shower Room
- Front and Rear Gardens
- Popular Location in Cantley

- Spacious Semi Detached Family Home
- Open Plan Lounge and Dining Room
- Three Bedrooms Two of which are Doubles
- Ground Floor W/C and Utility Area
- Driveway Allowing for Off Road Parking

**£180,000**  
**For Sale**

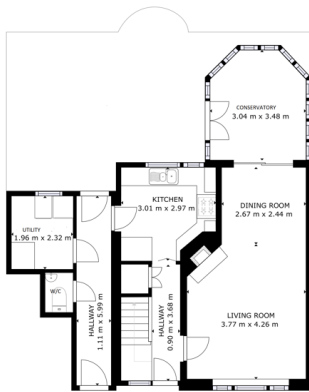
*Book your viewing today* Tel: 01302 247754

## 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



QUICK INTERNAL AREA  
GROUND FLOOR: 31.17 SQ METERS (345.41 SQ FT)  
EXCLUDED AREA: HALL: 35.84 SQ FT  
TOTAL: 67.01 SQ FT



## Open Plan Lounge and Dining Room



## Entrance Hallway



## Kitchen



## Conservatory



## First Floor



the property  
hive

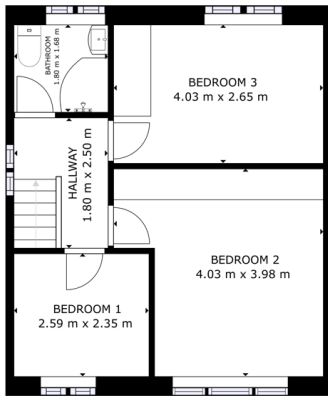
# We make it happen.

Tel: 01302 247754

Email: [info@thepropertyhive.co.uk](mailto:info@thepropertyhive.co.uk)

Web: [www.thepropertyhive.co.uk](http://www.thepropertyhive.co.uk)

## Floor Plan



## Bedroom



## Shower Room



## Bedroom



## Bedroom



## External

## Front Aspect



All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.

## Rear Garden



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.

## 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

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## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	