

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

Farleigh Drive, Harworth.



- 3D Virtual Tour Available
- Lounge
- Ground Floor W/C
- Bathroom
- Rear Enclosed Garden

- Semi Detached Home
- Kitchen
- Two Bedrooms
- Allocated Parking for Two Cars
- No Chain

**Offers Over**  
**£160,000**  
**Reduced**

*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... Farleigh Drive is a lovely two bedroom semi-detached home in a quiet, friendly neighbourhood. The property features a modern kitchen with integrated appliances a spacious lounge and ground floor w/c. Outdoors there is a rear enclosed garden and a driveway with parking for two cars.

## Ground Floor

### Floor Plan



GROUND FLOOR AREA  
 GROUND FLOOR: 16.12 sq m (172.00 sq ft)  
 EXCLUDED AREA: 16.12 sq m (172.00 sq ft)  
 TOTAL: 32.24 sq m (344.00 sq ft)



Lounge



## Kitchen



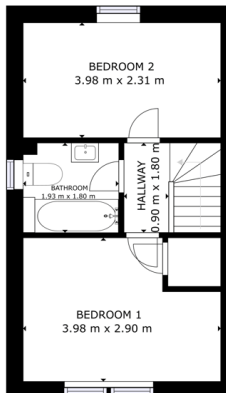
## Ground Floor W/C



Second Bedroom

## First Floor

### Floor Plan



APPROXIMATE MEASUREMENTS  
GROSS FLOOR AREA: 30.00 m<sup>2</sup> (322.90 sq ft)  
TOTAL FLOOR AREA: 30.00 m<sup>2</sup> (322.90 sq ft)  
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Matterport



Bathroom

## First Bedroom



External



**Front Aspect**



**Rear Garden**



## Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills - Approx. £700

Average Annual Gas Bills - Approx. £1080

Average Annual Water Bills - Approx. £300

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - July 2022

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - July 2022

Boiler Location - Kitchen cupboard

Approximate Electrical System Installation Date - July 2022

Approximate Electrical System Test Date - July 2022

Fires/Heaters - None

Permanent Loft Ladder - No

Loft Insulation Yes

Loft Boarded out - 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 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+) <b>A</b>		<b>98</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</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 