

**2 Bedroom(s), Detached Bungalow, Freehold**

**Swannington Close, Bessacarr.**



- 3D Virtual Tour Available
- Charming Detached Bungalow
- Spacious Lounge
- Two Double Bedrooms with Fitted Wardrobes
- Detached Garage and Driveway Allowing for Ample Off Road Parking

- No Chain
- Kitchen
- Dining Room
- Modern Shower Room
- Lovely Front and Rear Gardens

**£210,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

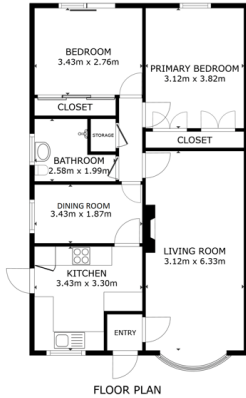


## Owner's View

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... Situated in a lovely quiet cul-de-sac, Two good sized bedroom detached bungalow with spacious lounge. Well kept front and rear garden with ample parking and close to local bus route, amenities and schools.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR PLAN 71.3 sq ft  
TOTAL: 71.1 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Kitchen



## Dining Room



## Lounge





## Bedroom



## Bedroom



## Shower Room



## External

### Front Aspect



### Rear Garden



## Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills - £160



Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - Boiler 2016 radiators before then

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 2016

Boiler Location - In a cupboard in kitchen

Approximate Electrical System Installation Date - circuit box installed in 2005

Approximate Electrical System Test Date - circuit box installed in 2005

Fires/Heaters - Electric

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>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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	