

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

**Kelsey Gardens, Bessacarr.**



- 3D Virtual Tour Available
- Charming Semi Detached Family Home
- Breakfast Kitchen and Utility Room
- Bathroom and Separate Toilet
- Garage and Driveway Allowing for Off Road Parking

- No Chain
- Open Plan Lounge and Dining Room
- Three Bedrooms
- Rear Enclosed Garden
- Popular Location

**Offers in the Region of  
£195,000  
For Sale**

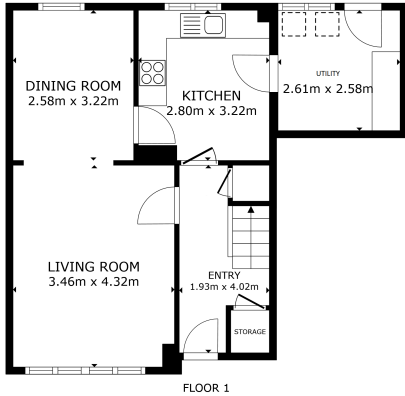
*Book your viewing today* Tel: 01302 247754

## 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... The property has been owned by the same family since 1977. The family moved into the property when it was newly built. It is a very quiet and private location. Many of the neighbours have also lived in their properties for decades! There is easy access to local amenities and transport links. Bessacarr is a lovely area to live, where we have always felt safe. There is much greenery on the doorstep and some lovely local walks. The large windows give lots of natural light. The room sizes are generous. There is a good sized attached garage and a driveway. The property has much potential and is looking for a new owner who will love living there as much as we have!

## Ground Floor

### Ground Floor



GROSS INTERNAL AREA  
FLOOR 1: 48.3 m<sup>2</sup> FLOOR 2: 39.7 m<sup>2</sup>  
TOTAL: 88.0 m<sup>2</sup>

Matterport

## Breakfast Kitchen



## Open Plan Lounge and Dining Room



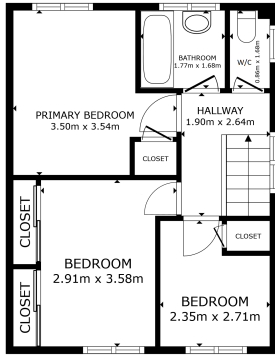
## Utility Room



Bedroom

## First Floor

### Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 2: 46.2 sq. m. FLOOR 2: 29.7 sq. m.  
TOTAL: 75.9 sq. m.  
SIZES AND DIMENSIONS ARE APPROXIMATE - ACTUAL MAY VARY.

Matterport



Bedroom

## Bedroom



Bathroom and Separate Toilet



## External



## Front Aspect



## Rear Garden



## Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £330 is the estimated cost this year by Eon

Average Annual Gas Bills - £400 for this year but again this is not typical. The heating was left on throughout the winter months.

Average Annual Water Bills - This year £168

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler warm air vents

Approximate Heating System Installation Date - Boiler replaced approximately 15 years

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - At first build then boiler replaced approximately 15 years ago

Boiler Location - Corner of kitchen

Approximate Electrical System Installation Date - When Built

Approximate Electrical System Test Date - 13 years ago (owner was a qualified electrician and therefore did work himself)

Fires/Heaters - Fire in Lounge

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - Unknown



# We make it happen.

Tel: 01302 247754

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

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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>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>58</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 