

4 Bedroom(s), Detached Bungalow, Freehold

Selhurst Crescent, Bessacarr.



- 3D Virtual Tour Available
- Two Reception Rooms
- Utility Room And Separate Toilet
- Large Garage And Driveway Allowing For Off Road Parking
- No Chain

- Spacious Detached Bungalow In An Envidable Location
- Modern Kitchen Diner With Integrated Appliances
- Jack and Jill shower room
- Established Front and Rear Gardens
- Bathroom

£375,000
Reduced

Book your viewing today Tel: 01302 247754

Owner's View

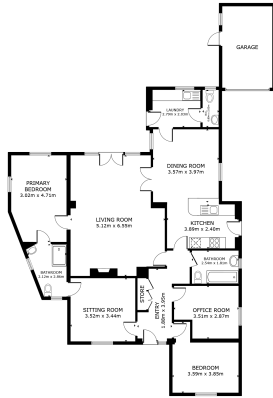
3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website...

Sold with no forwarding chain.

This Bungalow has been a great family home for over 30 years, with a large private garden and in a quiet location with easy access to local shops and public transport.

Ground Floor

Floor Plan



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 122.71 SQ M
EXCLUDING: GARAGE: 22.1 SQ M
TOTAL: 144.81 SQ M
MEASUREMENTS ARE APPROXIMATE, ACTUAL MAY VARY.



Open Plan Kitchen Diner And Dining Room



Lounge

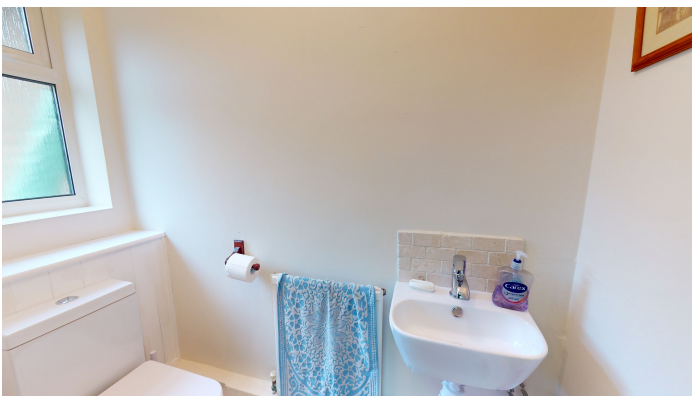




Utility Room



Separate W/C



First Bedroom



Jack And Jill Shower Room



Second Bedroom



Third Bedroom



Fourth Bedroom

Bathroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Condensing boiler with radiators (Combi)

Approximate Heating System Installation Date New boiler 2 years ago

Water Heating System -Condensing boiler with radiators (Combi)

Approximate Water Heating Installation Date -

Boiler Location - Utility room

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - None

Permanent Loft Ladder - No

Loft Insulation -Yes


Loft Boarded out - Partially with lighting



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.

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.

Energy Performance Certificate

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