

4 Bedroom(s), Detached House, Freehold

Saundby Close, Bessacarr.



- 3D Virtual Tour Available
- Detached Family Home In An Envidable Location
- Ground Floor Shower Room
- Conservatory
- Integral Garage And Driveway Allowing For Multiple Cars To Park
- NO Chain
- Four Bedrooms
- Open Plan Kitchen Dining Room
- Bathroom
- Large Rear Enclosed Garden

**Offers Over
£330,000
Reduced**

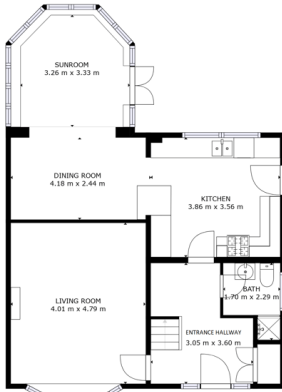
Book your viewing today Tel: 01302 247754

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... Excellent family home in a ideal location for local amenities and schools. Corner plot location with larger south westerly facing garden.

Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA:
FLOOR 1: 25.10; FLOOR 2: 19.14;
TOTAL: 44.24

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Entrance Hall



Conservatory



Open Plan Kitchen Dining Room



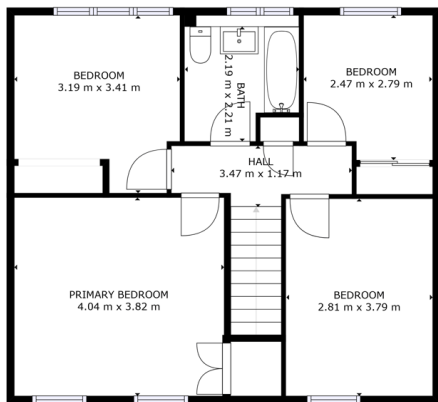
Shower Room



Second Bedroom

First Floor

Floor Plan



GRAND TOTAL AREA
FLOOR 1: 72 m², FLOOR 2: 59 m²
TOTAL: 131 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



Third Bedroom

Master Bedroom



Fourth Bedroom



Bathroom



External

Front Aspect



Rear Aspect



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 - £216

Tenure - Freehold

Solar Panels - Yes, I own them outright

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - Dec 2021

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - Dec 2021

Boiler Location - First floor cupboard

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Electric

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - Yes

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>		
(92-100) A		
(81-91) B	86	90
(69-80) C		
(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 