

2 Bedroom(s), Bungalow, Freehold

Oaklands Gardens, Bessacarr.



- 3D Virtual Tour Available
- Three Reception Rooms
- Kitchen
- Two Bedrooms En Suite To Master
- Front and Rear Enclosed Gardens

- No Chain
- Open Plan Dining Room and Sun Room
- Lounge
- Garage and Driveway Allowing For Multiple Cars To Park
- Sought After Location in Bessacarr

£350,000

Reduced

Book your viewing today Tel: 01302 247754

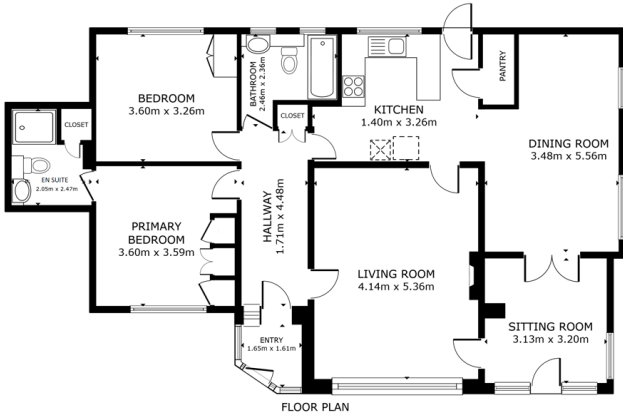
Owner's View

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...

Oaklands Gardens is a popular area within the Bessacarr Community and offers a range of bungalows and houses. The bungalow itself is unique and offers some lovely living space. Close by are local parks, a Tennis Club, local shops, and much much more. Being sold with no chain, this will be snapped up.

Ground Floor

Floor Plan



FLOOR PLAN
GROSS INTERNAL AREA
FLOOR PLAN (11.2 m²)
TOTAL: 115.2 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Open Plan Dining Room And Sun Room



Kitchen





Lounge



First Bedroom



En Suite



Second Bedroom



Bathroom



External

Front Aspect



Rear Garden



Space Heating System - Gas Boiler with radiators
 Approximate Heating System Installation Date - 1995
 Water Heating System - Gas boiler with tank
 Approximate Water Heating Installation Date - 1995
 Boiler Location - in utility room adjacent to kitchen
 Approximate Electrical System Installation Date - 1995
 Approximate Electrical System Test Date -
 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.

Property Information

Council Tax Band - C
 Utilities - Mains Gas, Mains Electricity, Mains Water
 Water Meter - No
 Average Annual Electricity Bills - £400
 Average Annual Gas Bills - £1000
 Average Annual Water Bills - £900
 Tenure - Freehold
 Solar Panels - No

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		
(69-80) C		78
(55-68) D	55	
(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	