

**3 Bedroom(s), End of Terrace House, Freehold**

**Derwent Drive, Lakeside.**



- 3D Virtual Tour Available
- Living Room
- Downstairs Bathroom
- Family Bathroom
- Enclosed Rear Garden

- End of Terrace House
- Kitchen and Dining Room
- Three Bedrooms (En-Suite to Master Bedroom)
- Off Road Parking
- Popular Area in Bessacarr

**£230,000**  
**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...This superb three bedroom End of Terrace House is ideal for small families and first-time buyers. This property is located in the hub of Lakeside and boasts all of the benefits of the Lakeside development including easy access to the M18 and M1 motorway network.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 43.0 m<sup>2</sup> FLOOR 2: 37.7 m<sup>2</sup>  
TOTAL: 80.7 m<sup>2</sup>

Matterport

## Living Room



## Kitchen









**Bedroom**



**Bathroom**



**External View**

**Front Aspect**



**Rear Aspect**



**Property Information**

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water - Yes

Water Meter - Yes

Average Annual Electricity Bills -





Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with Radiators

Approximate Heating System Installation Date -

Water Heating System - Gas Boiler (Combi)

Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters -

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - Yes

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - 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>91</b>
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</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 