

2 Bedroom(s), Semi-Detached House, Freehold

Castell Crescent, Cantley.



- 3D Virtual Tour Available
- Modern Kitchen
- Lounge
- Bathroom
- Front and Rear Gardens

- Lovely Semi Detached Home
- Utility Area
- Two Double Bedrooms
- Driveway Allowing for Off Road Parking

£160,000
For Sale

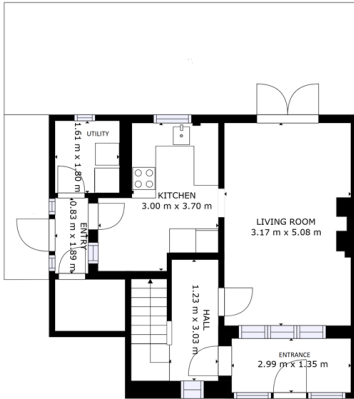
Book your viewing today Tel: 01302 247754

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 area has excellent transport links and has provided me with a good base for travelling up and down the country. Lovely community in the area. Corner plot. Secure back garden with brand new fencing. Brand new kitchen, bathroom and radiators. It has been a lovely first home that has suited me well.

Ground Floor

Floor Plan



TOTAL: 82 m²
FLOOR 1: 47 m², FLOOR 2: 35 m²
EXCLUDED AREAS: PATIO: 30 m²

FLOOR 1



Lounge



Kitchen

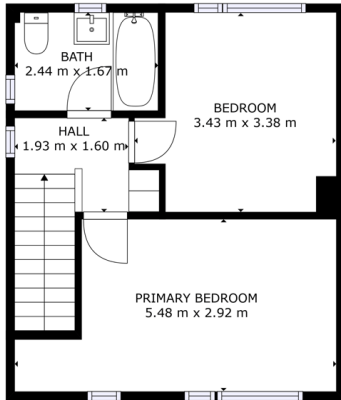


Utility



First Floor

Floor Plan



TOTAL: 82 m²
FLOOR 1: 47 m², FLOOR 2: 35 m²
EXCLUDED AREAS: PATIO: 30 m²

FLOOR 2



Bathroom



External

Front Aspect



Bedroom



Bedroom



Rear Garden



Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £442

Average Annual Gas Bills - Pay and go Meter.

Average Annual Water Bills - £257



Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - 25/4/2019

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 25/4/2019

Boiler Location - Utility room

Approximate Electrical System Installation Date - Feb 2022

Approximate Electrical System Test Date - Feb 2022

Fires/Heaters - None

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.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(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 