

3 Bedroom(s), Detached House, Freehold

Farnborough Drive, Cantley.



- 3D Virtual Tour Available
- Two Reception rooms
- Ground Floor W/C
- Family Bathroom
- Rear Enclosed Garden

- Spacious Detached Family Home
- Kitchen Diner and Utility Room
- Three Bedrooms En Suite to Master
- Integral Garage and Driveway Allowing for Multiple Cars to Park
- Sought after Location

**Offers in Region of
£275,000
Reduced**

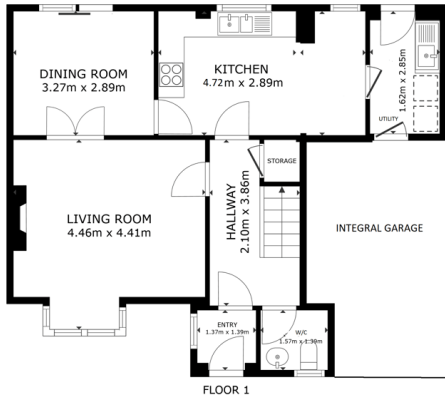
Book your viewing today Tel: 01302 247754

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...This has been a very happy home living here, we have grown and prospered in it. Lots of warm and very happy memories we have had. From the first moment we stepped into this house it became our home. With great neighbours all around the area, fantastic local amenities close by, schools, shops, the shopping outlet just minutes away, M18 just 5 mins away, location is a dream what more could anyone ask for. We've looked after our home and our home has looked after us well. It's time for a new family to make this home their dream home.

Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 59.7 sq.m., FLOOR 2 44.8 sq.m.
TOTAL: 104.5 sq.m.

Matterport

Utility Room



Ground Floor W/C

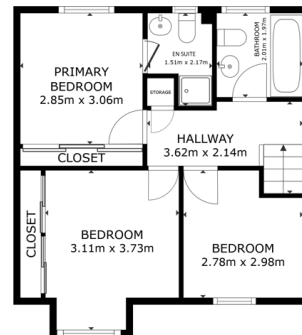


Kitchen Diner



First Floor

Floor Plans



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 59.7 sq.m., FLOOR 2 44.8 sq.m.
TOTAL: 104.5 sq.m.

Matterport

Master Bedroom With En Suite



Bedroom



Bedroom



Family Bathroom



External

Front Aspect



Rear Garden



Approximate Heating System Installation Date - 2018

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - 2018

Boiler Location - 2018

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Gas

Permanent Loft Ladder - Yes

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.

Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - Joint gas and electric bill of £230

(Note I work from home)

Average Annual Gas Bills - as above

Average Annual Water Bills - £475

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

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+) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(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 