

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

Masefield Road, Wheatley.



- 3D Virtual Tour Available
- Well Presented Semi Detached Home
- Modern and Stylish Kitchen
- Bathroom
- Rear Enclosed Garden with Summer House/Bar and Premium Astro Turf

- No Chain
- Lounge
- Two Bedrooms
- Driveway Allowing for Off Road Parking

£155,000
For Sale

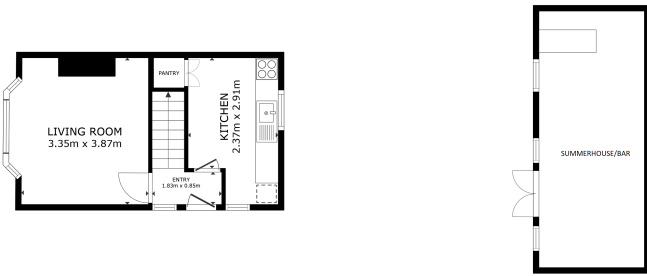
Book your viewing today Tel: 01302 247754

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... Beautifully decorated and ready to move in property, on a very quiet street in Wheatley Hills, with landscaped garden and large summer house used as a bar, the garden is a sun trap all of the day and is fitted with premium Astro turf. A new boiler was installed in 2021, new glazing to the front bays recently as well as premium waterproof laminate flooring fitted 3 months ago.

Ground Floor

Floor Plan



FLOOR 1



GROSS INTERNAL AREA
FLOOR 1: 46.6 m² FLOOR 2: 27.1 m²
TOTAL: 73.7 m²

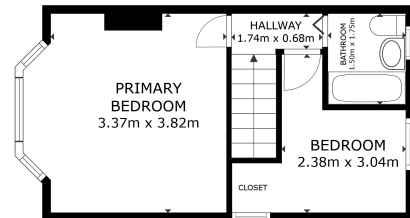


Lounge



First Floor

Floor Plan



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1: 46.6 m² FLOOR 2: 27.1 m²
TOTAL: 73.7 m²



Kitchen



Bedroom



Bedroom



Bathroom



External

Front Aspect



Rear Garden





Bar



Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

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 (Combi)

Approximate Heating System Installation Date - 2021

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 2021

Boiler Location - Loft

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - None

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+) A		
(81-91) B		87
(69-80) C	71	
(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	