

**3 Bedroom(s), Semi-Detached Bungalow, Freehold**

**Bridge Road, Bessacarr.**



- 3D Virtual Tour Available
- Charming Semi Detached Dormer Bungalow
- Spacious Lounge
- Three Bedrooms
- Detached Garage and Driveway Allowing for Off Road Parking

- No Chain
- Stylish Modern Kitchen Diner
- Ground Floor Bathroom
- Front and Rear Enclosed Gardens
- Sought After Location In Bessacarr

**Offers in Region of  
£230,000  
For Sale**

*Book your viewing today* Tel: 01302 247754

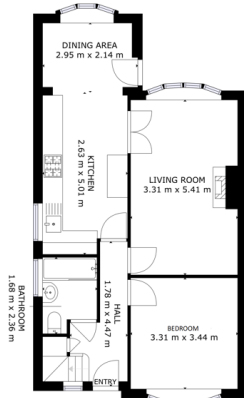


## Owner's View

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..Great family home near to good schools and amenities. Would also be suitable for a purchaser who would like independent living as one of the three bedrooms and the bathroom are on the ground floor.

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 67 m<sup>2</sup>, FLOOR 2: 27 m<sup>2</sup>  
TOTAL: 94 m<sup>2</sup>



### Entrance Hallway



### Lounge



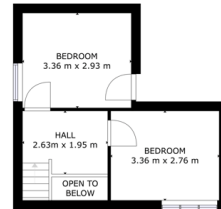
### Kitchen Diner



## Bedroom



## Floor Plan



## Ground Floor Bathroom



## First Floor

FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 67 m<sup>2</sup>; FLOOR 2: 27 m<sup>2</sup>  
TOTAL: 94 m<sup>2</sup>

SCALE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

## Bedroom



## Bedroom





## External

### Front Aspect



### Rear Garden



## Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

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 - serviced May 2024

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date -

Boiler Location - Upstairs in a cupboard between bedroom and loft space

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Gas

Permanent Loft Ladder - N/A

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>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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 