

2 Bedroom(s), Detached Bungalow, Freehold

Clayworth Drive, Bessacarr.



- 3D Virtual Tour Available
- Two Bedrooms
- Utility Room
- Shower Room
- Rear Enclosed Garden

- Detached Bungalow In A sought After Location
- Conservatory
- Integral Garage And Driveway Allowing For Multiple Cars To Park
- Lounge

**Offers Over
£235,000
Reduced**

Book your viewing today Tel: 01302 247754

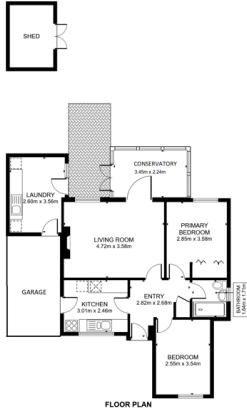
Owner's View

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 detached bungalow can be found in the sought after location of Bessacarr, with many local amenities and the Lakeside only a stones throw away, you won't want to miss the opportunity to book a viewing. Book via the link below.

<https://www.thepropertyhive.co.uk/property-for-sale/details/26193246>

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOORING: 71.35sq m
EXCLUDED FROM TOTAL: 1.18sq m
TOTAL: 71.9sq m
NOTES: AREA EXCLUDED FROM APPROXIMATE, ACTUAL MAY VARY

Matterport

Kitchen



Lounge



Conservatory



Utility Room



Second Bedroom



First Bedroom



Shower Room



External

Front Aspect



Rear Garden



Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - Approximately 3 years ago

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - Approximately 3 years ago

Boiler Location - Garage

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date - 2 years ago

Fires/Heaters - None

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 - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £842.48 (solar panels fitted in 2012)

Average Annual Gas Bills - £1072.77


Average Annual Water Bills - £396.00

Tenure - Freehold

Solar Panels - Yes, they are owned by a third party company

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> | | |
| (92-100) A | | |
| (81-91) B | 81 | 87 |
| (69-80) C | | |
| (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 |  |