

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

**Selhurst Crescent, Bessacarr.**



- 3D Virtual Tour Available , No Chain
- Semi Detached Family Home
- Lounge
- Three Bedrooms
- Front and Rear Gardens

- No Chain
- Ground Floor Toilet
- Dining Room
- Shower Room
- Detached Garage and Driveway allowing for Off Road Parking

**£200,000**  
**Reduced**

*Book your viewing today* Tel: 01302 247754

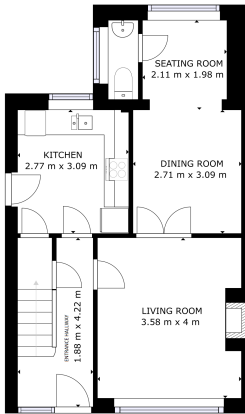
## Owner's View

3D Virtual Tour Available

Take a look around this well presented semi detached family home located in the popular area of Bessacarr. The house offers plenty of living space and has a spacious rear garden for children to play. Within walking distance of the property are primary and secondary schools, with a great selection of local shops.

## Ground Floor

### Floor Plan



GRAND INTERNAL AREA  
FLOOR 1: 31.8 SQ. METERS, FLOOR 2: 44.85 SQ.  
METERS, TOTAL: 76.65 SQ.  
METERS (APPROXIMATE). SEE PHOTOGRAPHY FOR FURTHER DETAILS.

Matterport



Dining Room



Kitchen



### Entrance Hall



### Lounge



## Ground Floor Toilet

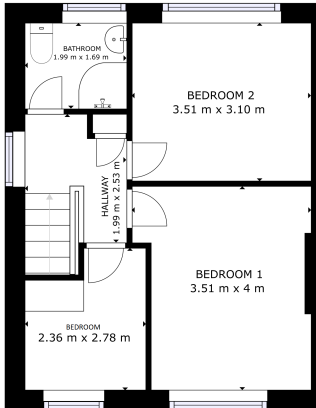


## Bedroom Two



## First Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 26.85 SQ. METERS (27.84 SQ. FT.)  
TOTAL: 26.25 SQ. METERS (28.05 SQ. FT.)



## Bedroom Three



## Shower Room



## Bedroom One



## Exterior

### Front Garden



### Rear Garden



## Garage



## Disclaimer

Council Tax Band - Band B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Gas and Electricity Bills - £2200

Average Annual Water Bills - £250

Tenure - Freehold

Solar Panels - No

Space Heating System - Combi Boiler

Approximate Heating System Installation Date - Sept 2023

Water Heating System - Combi Boiler

Approximate Water Heating Installation Date -

Boiler Location - Cupboard Upstairs on Landing

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Gas

Permanent Loft Ladder -

Loft Insulation - Yes

Loft Boarded out - Partially

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>82</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</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	