

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

Trusdale Close, Wheatley.



- 3D Virtual Tour Available
- Modern And Contemporary Kitchen Diner With Integral Appliances
- Lounge
- Rear Enclosed Garden

- Beautifully Presented Semi Detached Property
- Three Bedrooms En-Suite to Master Bedroom
- Ground Floor W/C
- Driveway Allowing For Off Road Parking

Offers in

**Excess of
£185,000
For Sale**

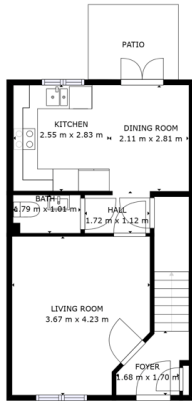
Book your viewing today Tel: 01302 247754

Owner's View

3D Virtual Tour Available- 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... "The property itself is an ideal home for a small family, couple or first time buyer! The property has a modern feel and has a spacious, south-facing garden so has lots of sun! The location of the property is close to nearby shops, pubs, restaurants and the town centre and makes a nice walk down to the Wheatley Retail Park. The neighbours are very friendly and welcoming along with nearby homeowners who always stop to say hello!"

Ground Floor

Floor Plan



GRAND INTERNAL AREA
FLOOR 1: 29 m², FLOOR 2: 39 m²
EXCLUDED AREAS: PATIO: 1 m²
TOTAL: 77 m²

FLOOR 1



Lounge



Kitchen Diner



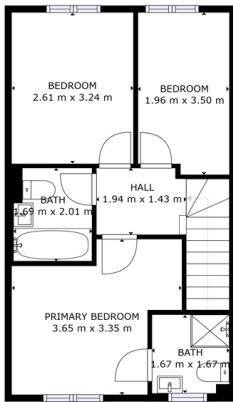
Ground Floor W/C



En Suite

First Floor

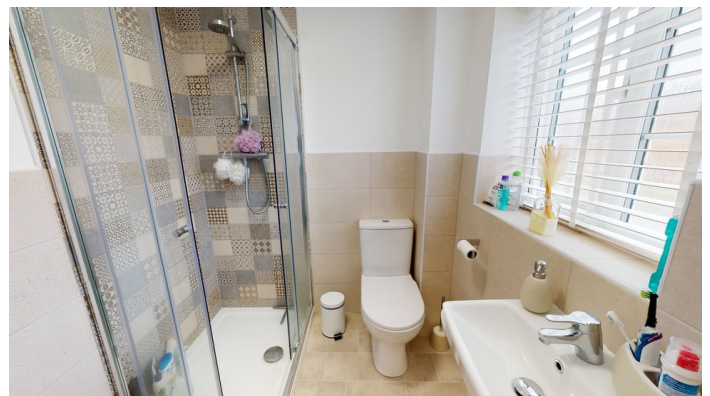
Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 29 m², FLOOR 2: 29 m²
EXCLUDED AREAS: #470: 5 m²
TOTAL: 53 m²

FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Second Bedroom

Master Bedroom



Third Bedroom



Bathroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - B

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 - Kitchen

Approximate Electrical System Installation Date - 2021

Approximate Electrical System Test Date - 2021

Fires/Heaters - None

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - 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		96
(81-91) B	84	
(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 