

3 Bedroom(s), Detached House, Freehold

Weir Road, Westwoodside.



- 3D Virtual Tour Available
- Open Plan Kitchen Diner
- Ground Floor W/C
- Office on the First Floor
- Double Garage and Driveway Allowing for Off Road Parking
- EV Charging Point

- Spacious Detached Family Home
- Bright and Spacious Lounge
- Three Double Bedrooms
- Family Shower Room
- Front and Rear Enclosed Gardens

£300,000
For Sale

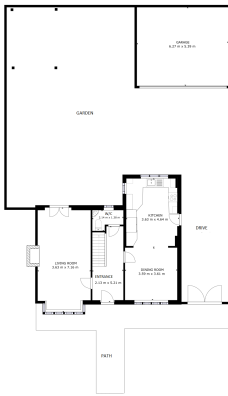
Book your viewing today Tel: 01302 247754

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...We have been very happy in this property but it is now time to downsize - home but not location.

Ground Floor

Floor Plan



Matterport



Entrance Hallway



Lounge



Open Plan Kitchen Diner



Ground Floor W/C

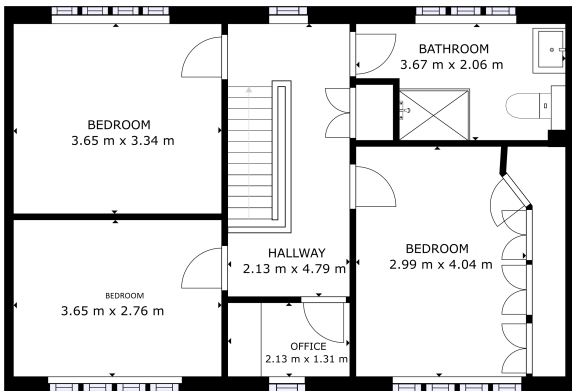


Second Bedroom



First Floor

Floor Plan



Matterport

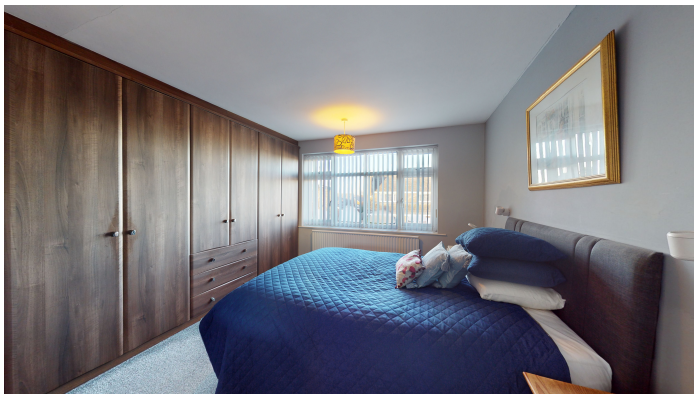
Third Bedroom



Office



First Bedroom



Family Shower Room



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - Dual fuel is approx. between £1500/£1750 per year

Average Annual Gas Bills - As Above



Average Annual Water Bills - Approx. £250

Tenure - Freehold

Solar Panels - The property has heat exchange panels but they are no longer connected,

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - New boiler installed approx. 2019

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date -

Boiler Location - kitchen

Approximate Electrical System Installation Date - upgraded in approx. 2008

Approximate Electrical System Test Date - 2008



Fires/Heaters - Solid Fuel (coal, wood)


Permanent Loft Ladder - Yes

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+) A | | |
| (81-91) B | | 83 |
| (69-80) C | 73 | |
| (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 |  |