

3 Bedroom(s), Terraced House, To be Advised

Almond Road, Cantley.



- 3D Virtual Tour Available
- Mid Terrace Family Home in a Sought After Location
- Spacious Lounge
- Utility Room
- Modern Bathroom Suite

- No Chain
- Recently Refurbished Throughout
- Modern and Stylish Kitchen Diner
- Three Bedrooms
- Generous Rear Enclosed Garden

**£165,000**  
**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...

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 45.2 m<sup>2</sup> FLOOR 2: 42.8 m<sup>2</sup>  
EXCLUDED AREAS: 10.0 m<sup>2</sup> VERANDA 45.2 m<sup>2</sup>  
TOTAL: 85.5 m<sup>2</sup>



Lounge



## Kitchen Diner



## Utility



## First Floor

### Floor Plan



### FLOOR 2

GROSS INTERNAL AREA:  
FLOOR 1: 43.7 m<sup>2</sup> FLOOR 2: 45.8 m<sup>2</sup>  
EXCLUDED AREAS: PATIO 64.4 m<sup>2</sup> VERANDA 45.1 m<sup>2</sup>  
TOTAL: 148.5 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



## Bedroom



## Bedroom



## Bedroom



## Bathroom



## External

### Front Aspect



### Rear Garden



## Property Information

Council Tax Band -

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure -

Solar Panels -

Space Heating System -

Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters -

Permanent Loft Ladder -

Loft Insulation -

Loft Boarded out -

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>85</b>
(69-80) <b>C</b>	<b>73</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	