

3 Bedroom(s), Detached Bungalow, Freehold

Nearfield Road, Bessacarr.



- 3D Virtual Tour Available
- Spacious and Bright Lounge
- Sun Room Overlooking the Garden
- Bathroom
- Rear Enclosed Garden
- No Chain - Vacant Possession

- Detached Bungalow in a Sought after Location
- Dining Room
- Three Bedrooms
- Cloakroom with Toilet
- Detached Garage and Driveway allowing for Off Road Parking

£289,950
For Sale

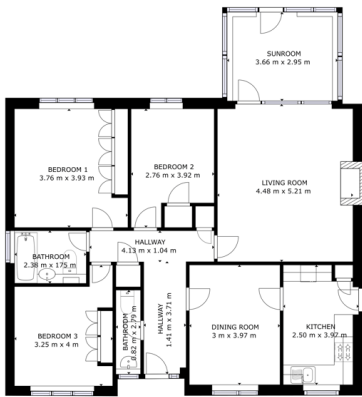
Book your viewing today Tel: 01302 247754

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... Nearfield Road is a detached, three bedroomed bungalow with a separate single garage. The property has generously proportioned rooms, two of the three bedrooms benefit from floor to ceiling fitted wardrobes and the bungalow has ample storage with three storage cupboards two accessed from the hallway. Outdoors there are good sized front and back gardens. It is located five minutes walk away from the local shops, doctors' surgery, pharmacy, church and other amenities. It is also easy to access bus services from the property.

Ground Floor

Floor Plan



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GROUND FLOOR: 118.21 sq ft
TOTAL AREA INCLUDING GARAGE: 174.21 sq ft

Matterport



Dining Room



Kitchen



Lounge



Sun Room



First Bedroom



Second Bedroom



Third Bedroom



Bathroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills - Combined gas & electricity from 29/8/22 - 28/8/23 £1,261.55.

Average Annual Gas Bills - As above

Average Annual Water Bills - Approximately £299.29

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)



Approximate Heating System Installation Date -The boiler was installed approximately 12 years ago and the radiators maybe 20 years ago.

Water Heating System -Gas combi boiler

Approximate Water Heating Installation Date - The combi boiler is approx. 12 years old.

Boiler Location - Kitchen

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Electric

Permanent Loft Ladder - No

Loft Insulation - Unknown

Loft Boarded out - Unknown

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		
(69-80) C		79
(55-68) D	64	
(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 