

4 Bedroom(s), Detached House, Freehold

Farnborough Drive, Bessacarr.



- 3D Virtual Tour Available
- Stylish Kitchen and Utility Room
- Ground Floor W/C
- Family Bathroom
- Lovely Front and Rear Gardens

- Well Presented and Spacious Detached Family Home
- Lounge and Dining Room
- Four Bedrooms En Suite to Master
- Integral Double Garage with EV Charging Point
- Sought after Location

£350,000
For Sale

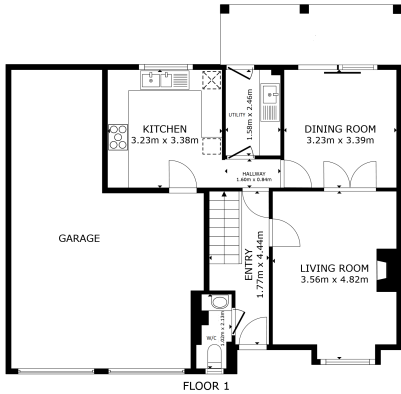
Book your viewing today Tel: 01302 247754

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... Detached well maintained house with 4 large double bedrooms in a sought after location. The property also has a large double garage. The main bus route is just around the corner. Local shops and schools are within a short walking distance. Wonderfully close to Hatchell Wood for year round walking and a sea of bluebells during the season of spring.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 35.5 sq. m. FLOOR 2: 48.7 sq. m.
EXCLUDED AREA: ENTRY: 5.8 sq. m. GARAGE: 36.2 sq. m.
TOTAL: 120.6 sq. m.

Matterport

Kitchen



Utility Room



Lounge



Dining Room

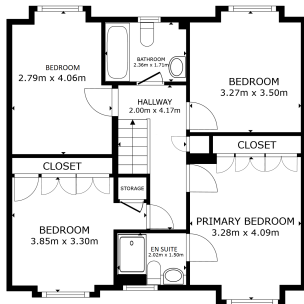


Ground Floor W/C



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA:
FLOOR 1: 55.9 m² FLOOR 2: 64.7 m²
EXCLUDED AREAS: PATIO 10.2 m² GARAGE 36.2 m²
TOTAL: 120.6 m²

Matterport

Bedroom With En Suite



Bedroom



Bedroom



Bedroom



Bathroom



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 - £900

Average Annual Gas Bills - £950

Average Annual Water Bills - £264

Tenure - Freehold

Solar Panels - No



Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - New Baxi Boiler 2 years ago with a full 10 year guarantee. Central heating installed when the house was new - 34 years ago. installed

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - On new build

Boiler Location - Kitchen

Approximate Electrical System Installation Date - On new build in

1990. A new main distribution board was installed about 10 years ago. board was installed

Approximate Electrical System Test Date - 10 years ago

Fires/Heaters - Gas

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