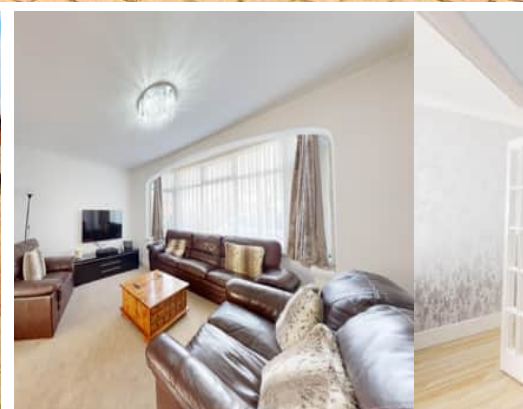


**3 Bedroom(s), Semi-Detached House, Freehold**

**Thorne Road, Wheatley.**



- 3D Virtual Tour Available
- No Chain
- Lounge
- Family Bathroom
- Block Paved Driveway

- Spacious Semi Detached Family Home
- Open Plan Kitchen and Dining Room
- Ground Floor Toilet
- Three Bedrooms
- Rear Garden and Garage

**£245,000**  
**For Sale**

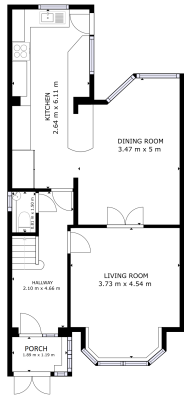
*Book your viewing today* Tel: 01302 247754

## 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... Conveniently located just a few minutes walk from the city centre, this charming property sits on a lovely wide road. Its close proximity to the hospital makes it ideal for those working in the healthcare sector. With ample natural light, this house offers a bright and inviting living space. Perfectly situated for easy access to amenities and transportation, it's an excellent choice for comfortable living.

## Ground Floor

### Floor Plan



UNLESS OTHERWISE STATED  
FLOOR FINISHES ARE AS SHOWN ON THE FLOOR PLAN  
MEASUREMENTS ARE TO FACE UNLESS OTHERWISE STATED  
ALL DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

Matterport



### Lounge



### Ground Floor Toilet

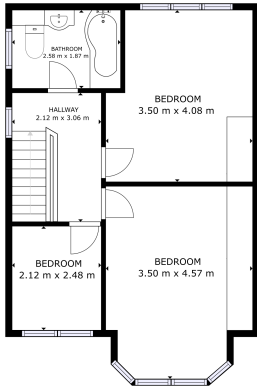


### Open Plan Kitchen Diner



### First Floor

## Floor Plan



PLAN 2

USGS INTERNAL AREA  
FLOOR: 12.81 m<sup>2</sup> (138.07 sq. ft.)  
BELLERS HALL, CHERRY FORDS, E.27101  
MAY 1992 (REV. 1)



## Bedroom



## Family Bathroom



## Bedroom



## External

## Front Driveway



## Bedroom



## Rear Garden and Garage



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.

## Property Information Form

Council Tax Band - C

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 - Approximately 8 years ago

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - Approximately 8 years ago

Boiler Location - Attic

Approximate Electrical System Installation Date - Rewiring approximately 9 years ago

Approximate Electrical System Test Date -

Fires/Heaters - None

Permanent Loft Ladder - Yes

Loft Insulation -Yes

Loft Boarded out - Yes

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked 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>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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	