

3 Bedroom(s), End of Terrace House, Freehold

Sherwood Close, Auckley.



- 3D Virtual Tour Available
- No Chain
- Lounge
- Three Bedrooms En Suite to Master
- Rear Enclosed Garden

- Lovely End of Terrace Family Home
- Open Plan Kitchen Diner
- Ground Floor W/C
- Family Bathroom
- Two Parking Spaces

**Offers in Region of
£215,000
For Sale**

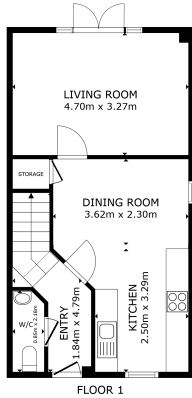
Book your viewing today Tel: 01302 247754

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... Three bedroom end terrace in a corner plot. No one drives past the house unless they are coming to you. It feels out of the way but only a short work to the centre of Auckley. Two car park spaces at the front of the house.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR: 42.8 m² (459 sq ft) TOTAL: 45.2 m² (487 sq ft)

Matterport



Lounge



Ground Floor W/C

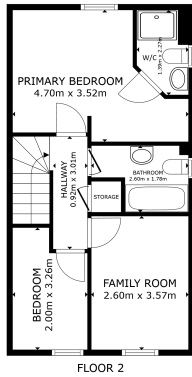


First Floor

Kitchen Diner



Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 42.2 m² FLOOR 2: 42.8 m²
TOTAL: 85.2 m²
FIGURES ARE APPROXIMATE AND SHOULD BE VERIFIED BEFORE EXCHANGE OF CONTRACTS. ACTUAL MEASUREMENTS MAY VARY.



Master Bedroom with En Suite



Bedroom



Bedroom



Family Bathroom



External

Front Aspect



Rear Garden



covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

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

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

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 - 2018

Water Heating System - Gas combi boiler 2018

Approximate Water Heating Installation Date -

Boiler Location - Kitchen

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - None

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted

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+) A		93
(81-91) B	81	
(69-80) C		
(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	