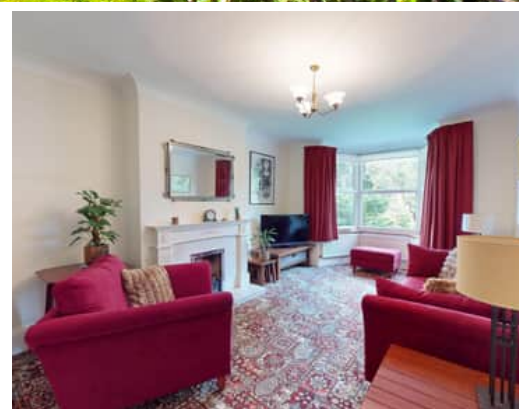


**3 Bedroom(s), Detached House, Freehold**

**St Augustines Road, Bessacarr.**



- 3D Virtual Tour Available
- Traditional and Charming Detached Family Home in a Sought After Location
- Three Reception Rooms
- Three/Four Bedrooms
- Cellar
- Generous and Mature Rear Enclosed Garden

- No Chain
- Kitchen Diner & Utility Room
- Ground Floor Shower Room
- Family Bathroom and Separate Toilet
- Detached Garage and Driveway Allowing for Off Road Parking

**£420,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

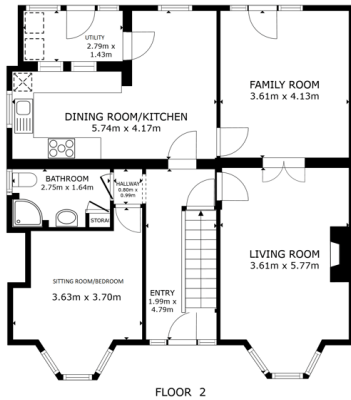


## Owner's View

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... A happy family home for over 45 years in a quiet, friendly neighbourhood, well situated for shops and public transport. A handsome home which has been well looked after and maintained. The accommodation offers flexible spaces and plenty of storage options, including a detached garage, two sheds, loft and cellar. Generous private back garden is ideal for children, pets, sun worshippers and keen gardeners.

## Ground Floor

### Floor Plan



FLOOR 2



GROSS INTERNAL AREA  
FLOOR 1 14.1 m<sup>2</sup> FLOOR 2 18.6 m<sup>2</sup> FLOOR 3 45.3 m<sup>2</sup>  
TOTAL 78.0 m<sup>2</sup>

Matterport

### Entrance Hallway



### Kitchen Diner



### Lounge





## Dining Room



## Sitting Room/Fourth Bedroom



## Utility Room

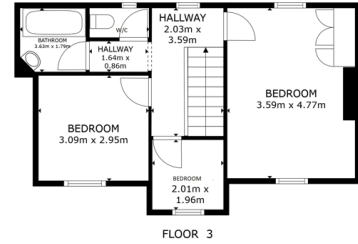


## Ground Floor Shower Room



## First Floor

### Floor Plan



GRAND INTERNAL AREA  
FLOOR 1 14.1 m<sup>2</sup> FLOOR 2 18.6 m<sup>2</sup> FLOOR 3 45.3 m<sup>2</sup>  
TOTAL: 148.1 m<sup>2</sup>  
QUOTES AND COMPARISONS ARE REPRESENTATIVE. ACTUAL MAY VARY.

Matterport

## Bedroom





## Bedroom



## Bedroom

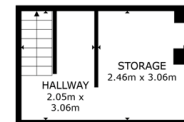


## Bathroom And Separate Toilet



## Cellar

## Floor Plan



FLOOR 1



GROSS INTERNAL AREA  
FLOOR 1 14.1 m<sup>2</sup> FLOOR 2 18.6 m<sup>2</sup> FLOOR 3 45.3 m<sup>2</sup>  
TOTAL: 78.0 m<sup>2</sup>

Matterport

## External

## Front Aspect



## Rear Garden



## Property Information

Council Tax Band - E





Approximate Electrical System Test Date -

Fires/Heaters -

Permanent Loft Ladder -

Loft Insulation -

Loft Boarded out -

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 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.

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 - New Combi Boiler 2014

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location - Loft

Approximate Electrical System Installation Date -

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

