



- 3D Virtual tour available
- Semi Rural Location
- Conservatory and Spacious Lounge
- Four Bedrooms
- Rear Enclosed Garden

- Spacious Semi Detached Family Home
- Open Plan Modern Kitchen With Dining Area
- Ground Floor W/C
- Bathroom
- Driveway allowing for off road parking

£250,000

For Sale

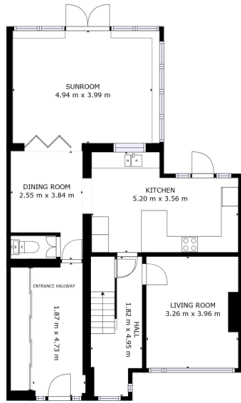
Owner's View

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...

This property is in an excellent location with easy access to motorway networks and is a fabulous sized family home.

Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 181 m², FLOOR 2: 54 m²
TOTAL: 235 m²

SIZES AND DIMENSIONS GIVEN APPROXIMATE, ACTUAL MAY VARY.



Entrance



Open Plan Kitchen Diner and Dining Room



Conservatory





Lounge

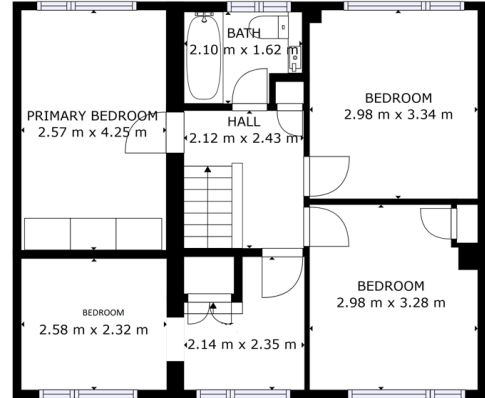


Ground Floor W/C



First Floor

Floor Plan



FLOOR 2

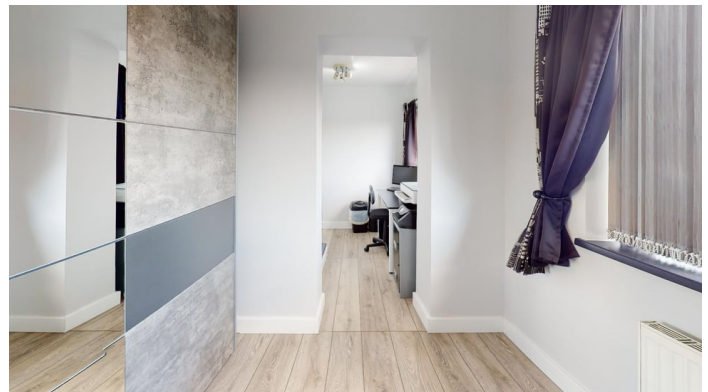
GROSS INTERNAL AREA
FLOOR 1: 88 m² FLOOR 2: 34 m²
TOTAL: 122 m²
(SEEK ADDITIONAL INFORMATION AND VISIT BEFORE PURCHASE. ACTUAL MAY VARY.)



First Bedroom



Second Bedroom





Fourth Bedroom



Bathroom



Third Bedroom



External

Front Aspect



Rear Garden



Space Heating System - Gas Boiler with radiators (Combi)
 Approximate Heating System Installation Date - New Combi boiler 2018
 Water Heating System - Gas combi boiler
 Approximate Water Heating Installation Date -
 Boiler Location - Landing
 Approximate Electrical System Installation Date -
 Approximate Electrical System Test Date - 2018
 Fires/Heaters - None
 Permanent Loft Ladder - No
 Loft Insulation - Yes
 Loft Boarded out - No
 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.

Property Information

Council Tax Band - B
 Utilities - Mains Gas, Mains Electricity, Mains Water
 Water Meter - No
 Average Annual Electricity Bills -
 Average Annual Gas Bills -
 Average Annual Water Bills - £696
 Tenure - Freehold
 Solar Panels - No

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>		
(92-100) A		
(81-91) B		86
(69-80) C	75	
(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	