

3 Bedroom(s), Detached Bungalow, Freehold

Oak Tree Road, Branton.



- 3D Virtual Tour Available
- Spacious Detached Bungalow In an Envable Location
- Conservatory Overlooking the Garden
- Three Bedrooms
- Generous Established Rear Garden
- No Chain
- Kitchen
- Lounge and Dining Room
- Bathroom
- Detached Garage and Driveway Allowing for Off Road Parking

£275,000
Reduced

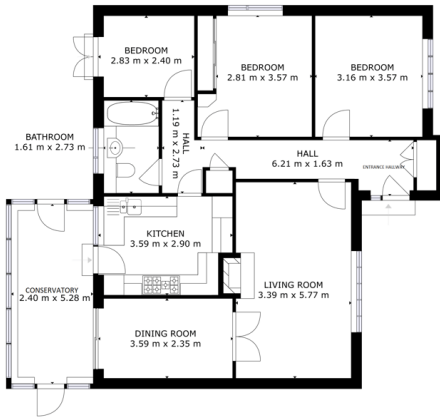
Book your viewing today Tel: 01302 247754

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... Spacious three bedroom bungalow (fitted wardrobes and drawers to two bedrooms), lounge, dining room, kitchen fitted units and fully tiled bathroom, Conservatory (carpeted but under carpet bronze tiles) looking out onto a large garden with a patio areas. There is a spacious single garage and well maintained block paved driveway. The Bungalow is found at the end of a quiet cul-de-sac with, good neighbours, local Premier shop, bus service on main road and only 5 minutes from Armthorpe which has lots of amenities.

Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
TOTAL: 102 m²

Matterport

Dining Room



Conservatory



Kitchen



Bedroom



Lounge



Bedroom



Bedroom



Bathroom



External

Front Aspect



Rear Garden



Property Information

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 - Valiant boiler installed 2018 warrant



until 2025

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date -

Boiler Location - Airing Cupboard

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Gas

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

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		81
(69-80) C		
(55-68) D	65	
(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	