

**2 Bedroom(s), Apartment, To be Advised**

**Church Court, Church Lane, Bessacarr.**



- 3D Virtual Tour Available
- Two Bedroom Maisonette Apartment
- Rear Enclosed Garden
- Bathroom
- Communal Parking

- No Chain
- Ground Floor
- Spacious Lounge
- Fitted Kitchen
- Local Amenities, Schools and Transport Links

**£115,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

## Owner's View

Located in the highly sought-after area of Bessacarr, this well-presented two-bedroom maisonette apartment on Church Lane offers an excellent opportunity for first-time buyers, downsizers, or investors, and is available with no onward chain. The property offers versatile living accommodation, including a spacious and bright lounge, a fitted kitchen, and a well-appointed bathroom. There are two bedrooms, with the second providing flexibility to be used as a dining room, home office, or additional reception space to suit individual needs. Externally, the property benefits from both a front and rear garden, offering pleasant outdoor space for relaxing or entertaining. There is also the added advantage of communal parking for residents and visitors. Positioned within a quiet and desirable residential setting, with excellent access to local amenities, transport links, and well-regarded schools, this maisonette combines convenience with comfortable living.

## Internals

### Floor Plan

### Kitchen



### Lounge



### Bedroom



## Bedroom/Dining Room



## Bathroom



## Externals

### Front Aspect



## Rear Garden



## Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Tenure -

Solar Panels -

Space Heating System -

Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Permanent Loft Ladder -

Loft Insulation -

Loft Boarded out -

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>68</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 