

3 Bedroom(s), Semi-Detached House, Freehold

St Augustines Road, Bessacarr.



- 3D Virtual Tour Available
- Open Plan Kitchen Dining Area
- Three Bedrooms
- Garage and Driveway Allowing for Off Road Parking
- Beautiful and Well Established Rear Garden with Decking and Sitting Areas

- Lovely Semi Detached Family Home
- Lounge
- Family Bathroom
- Sun Room Overlooking Garden
- Sought After Location in Bessacarr

£262,500
Reduced

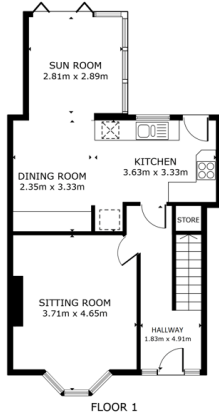
Book your viewing today Tel: 01302 247754

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... We've lived here for 24 years and loved the advantage of living on a quiet 'no through' road, which is also close to the main Bawtry Road for buses to the city centre. Also, it's just a short walk to the Lakeside (lake & shopping centre), the Racecourse, Sandall Beat Woods and plenty of shops. It's a great street with friendly, helpful neighbours too.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR: 32.8 m² FLOOR 1: 43.1 m²
TOTAL: 75.9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Open Plan Kitchen Dining And Garden Room



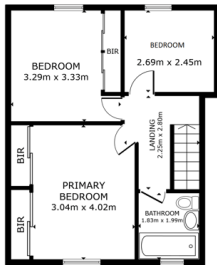
Lounge





First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA:
FLOOR 1 32.6 m² FLOOR 2 43.1 m²
TOTAL: 75.7 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Second Bedroom



Third Bedroom





Bathroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - Approx. £2000 for both Gas and Electricity

Average Annual Gas Bills - As above

Average Annual Water Bills - Approx. £600

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)



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.

- Approximate Heating System Installation Date - May, 2016
- Water Heating System - Gas combi boiler
- Approximate Water Heating Installation Date - May, 2016
- Boiler Location - Understairs cupboard
- Approximate Electrical System Installation Date - April 1999
- Approximate Electrical System Test Date -
- Fires/Heaters - None
- Permanent Loft Ladder - No
- 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

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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		
(55-68) D	66	
(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 