

**2 Bedroom(s), Semi-Detached Bungalow,**

**Insley Gardens, Bessacarr.**



- 3D Virtual Tour Available
- Lounge
- Dining Area
- Extended to the Rear
- Garage And Driveway Allowing For Multiple Cars To Park

- Lovely Semi Detached Bungalow
- Kitchen
- Shower Room
- Front and Rear Gardens

**£190,000**  
**For Sale**

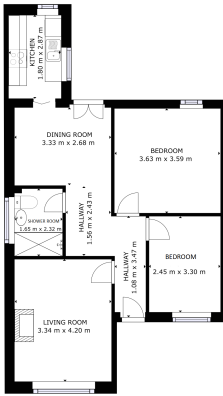
*Book your viewing today* Tel: 01302 247754

## 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... We love the open view from the front and the solitude at the back, we also love the friendliness of the community here and how quiet it is.

## Ground Floor

### Floor Plan



GRAND TOTAL AREA  
GROUND FLOOR: 31.04 m<sup>2</sup>  
TOTAL: 32.84 m<sup>2</sup>

 Matterport

## Kitchen



## Lounge



## Dining Area



## First Bedroom



## Second Bedroom



**Shower Room**



**Rear Garden**



**External**

**Front Aspect**



## Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £857

Average Annual Gas Bills - £610

Average Annual Water Bills - £280

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Combi Boiler with Radiators

Approximate Heating System Installation Date - 2010 New boiler 2021

Water Heating System - Gas Combi Boiler

Approximate Water Heating Installation Date - As above

Boiler Location - Garage

Approximate Electrical System Installation Date - New fuse box 2017

Approximate Electrical System Test Date - 2017

Fires/Heaters - Electric

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - 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.

## 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>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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 