

4 Bedroom(s), Detached House, To be Advised

Boswell Road, Bessacarr.



- 3D Virtual Tour Available
- Spacious Detached Family Home
- Games Room
- Four/Five Bedrooms
- Integral Tandem Garage and Driveway Allowing for Multiple Cars to Park

- No Chain
- Kitchen Diner
- Ground Floor Shower Room
- Rear Enclosed Garden
- Sought After Location in Bessacarr

£450,000

Reduced

Book your viewing today Tel: 01302 247754

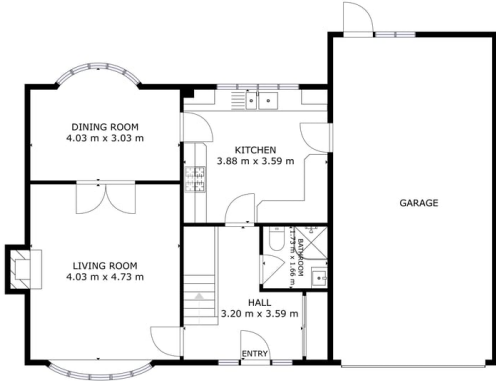
Owner's View

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 detached family home in the desirable location of Bessacarr. This lovely home has an abundance of living space and a large games room located on the first floor, which could be used as an addition bedroom. The property is really close to some excellent primary and secondary schools, together with many local amenities. Book your viewing today via the link below.

<https://www.thepropertyhive.co.uk/property-for-sale/details/26246965>

Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 20.97 m² FLOOR 2: 9.97 m²
TOTAL: 30.94 m²



Entrance Hall



Kitchen Diner



Lounge



Dining Room

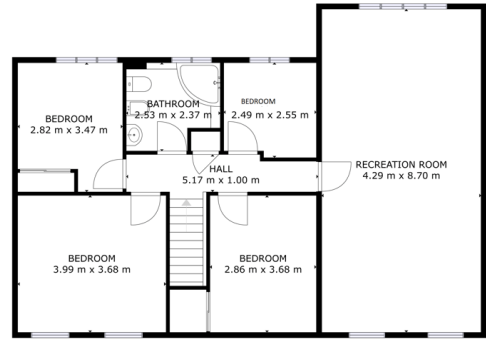


Ground Floor Shower Room



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 59 m² FLOOR 2: 97 m²
TOTAL: 156 m²



First Bedroom



Second Bedroom



Third Bedroom



Games Room/Fifth Bedroom



Family Bathroom



External



Front Aspect



Rear Garden



Property Information

Council Tax Band -

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

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 -
- Approximate Electrical System Test Date -
- Fires/Heaters -
- 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+) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(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 