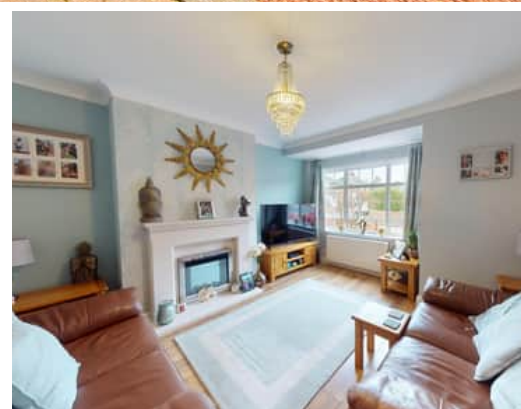


3 Bedroom(s), Semi-Detached House, Freehold

Fairfield Road, Scawsby.



- 3D Virtual Tour Available
- Open Plan Kitchen Diner
- Three Bedrooms
- Rear Enclosed Garden
- Popular Location

- Lovely Semi Detached Family Home
- Lounge
- Modern Shower Room
- Driveway Allowing for Off Road Parking

£189,950
For Sale

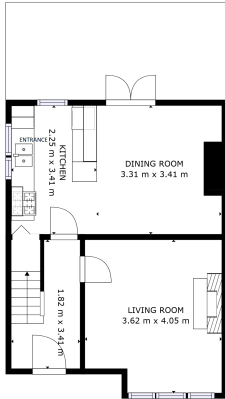
Book your viewing today Tel: 01302 247754

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...A well presented 3 bedroom semi detached with a well maintained garden benefiting from sun most of the day, in a quiet location. Great location for local schools, shops, doctors etc and main bus routes into town. Good road and railway links.

Ground Floor

Floor Plan



TOTAL: 80 m²
FLOOR 1: 40 m², FLOOR 2: 40 m²
EXCLUDED AREAS: PATIO: 15 m²

FLOOR 1



Entrance Hallway



Lounge

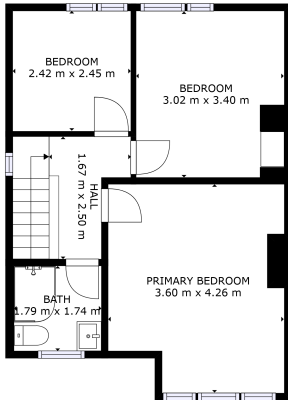


Kitchen Diner



First Floor

Floor Plan



TOTAL: 80 m²
 FLOOR 1: 40 m², FLOOR 2: 40 m²
 EXCLUDED AREAS: PATIO: 15 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Bedroom



Shower Room



Bedroom



Bedroom



External

Front Aspect



Rear Garden



Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - New radiators installed 2023

Boiler Location - Kitchen

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Electric

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.

Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water
Water Meter - No

Average Annual Electricity Bills - £492

Average Annual Gas Bills - £804

Average Annual Water Bills - £550

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - 2016

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked 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		85
(69-80) C		
(55-68) D	62	
(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	