

2 Bedroom(s), Detached House, Freehold

Sandy Lane, Belle Vue.



- 3D Virtual Tour Available
- Detached Home In a Popular Location
- Kitchen
- Shower Room
- Driveway Allowing for Off Road Parking

- No Chain
- Lounge
- Two Double Bedrooms
- Rear Enclosed Courtyard

**£125,000**

**For Sale**

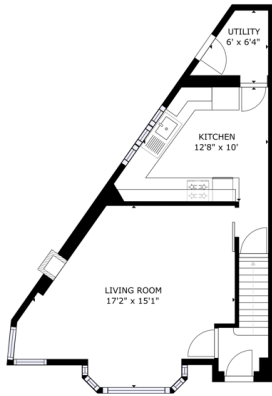
*Book your viewing today* Tel: 01302 247754

## 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...Unique compact home offers cosy space close to town and amenities. New roof in 2019, recently installed wood burner and fresh décor set the place off a treat.

## Ground Floor

### Floor Plan



Matterport

## Lounge

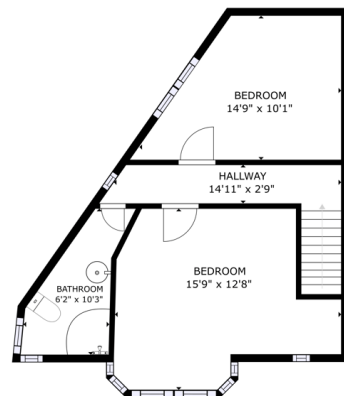


## Kitchen



## First Floor

### Floor Plan



Matterport

## Bedroom



## Bedroom



## Shower Room



## External

### Front Aspect



### Rear Garden



### Property Information

Council Tax Band - A  
 Utilities - Mains Gas, Mains Electricity, Mains Water  
 Water Meter - Yes  
 Average Annual Electricity Bills - £900  
 Average Annual Gas Bills - £900  
 Average Annual Water Bills - £200

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - Approx. 15 years

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - Approx. 15 years

Boiler Location - Utility room

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Solid Fuel (coal, wood)

Permanent Loft Ladder - N/A

Loft Insulation - N/A

Loft Boarded out - N/A

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>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</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 