

4 Bedroom(s), Detached House, Freehold

Boswell Road, Bessacarr.



- 3D Virtual Tour Available
- Two Reception Rooms
- Generous Corner Plot
- Stylish Ground Floor Shower Room
- Family Bathroom

- Beautifully Presented Detached Home in a Sought After Location
- Kitchen and Utility Room
- Integral Garage and Driveway Allowing for Off Road Parking
- Four Bedrooms
- Rear Enclosed Garden

£375,000

For Sale

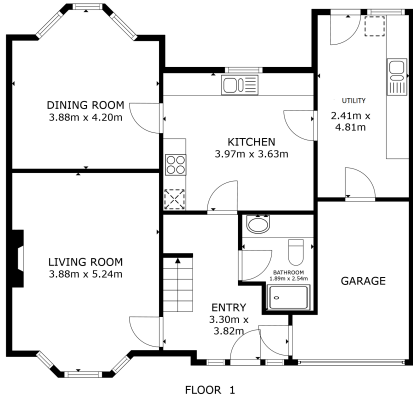
Book your viewing today Tel: 01302 247754

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've loved our time on Boswell Road as it's such a lovely area. Great amenities are all close by, great neighbours and the location is beautiful. It's very peaceful and quiet and we know it will be difficult to match it elsewhere. Knowing we now need to look at bungalow life we'll sorely miss this house and wish the next family all the happiness in making it their home.

Ground Floor

Floor Plan



GROSS INTERNAL AREA:
FLOOR 1: 70.41 sqm FLOOR 2: 23.2 sqm
EXCLUSIONS: GARAGE: 23.8 sqm
TOTAL: 128.6 sqm

Matterport

Kitchen



Lounge



Dining Room



Utility Room

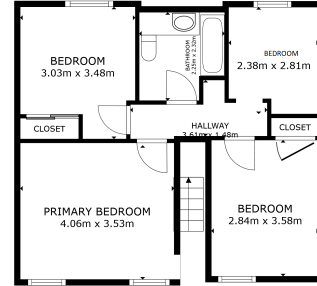


Ground Floor Shower Room



First Floor

Floor Plan



FLOOR 2



GROSS INTERNAL AREA
 FLOOR: 179.45 m² FLOOR 2: 112.2 m²
 EXCLUDED AREAS: GARAGE: 10.8 m²
 TOTAL: 128.6 m²
FIGURES ARE APPROXIMATE AND NOT GUARANTEED. ACTUAL MAY VARY.



Bedroom



Bedroom



Bedroom



Bedroom



Bathroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - TBC

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels -



Space Heating System - Gas Boiler with radiators (Combi)
Approximate Heating System Installation Date - New boiler in 2020
Water Heating System - Gas combi boiler
Approximate Water Heating Installation Date -
Boiler Location - Kitchen
Approximate Electrical System Installation Date -
Approximate Electrical System Test Date -
Fires/Heaters - Gas
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.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(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 