

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

**Thorncliffe Gardens, Auckley.**



- 3D Virtual Tour Available
- Semi Detached Bungalow
- Kitchen
- Bathroom
- Garage and Driveway Allowing for Off Road Parking

- No Chain
- Spacious Lounge
- Two Bedrooms
- Front and Rear Gardens

**Offers in the region of  
£185,000  
For Sale**

*Book your viewing today* Tel: 01302 247754



## Owner's View

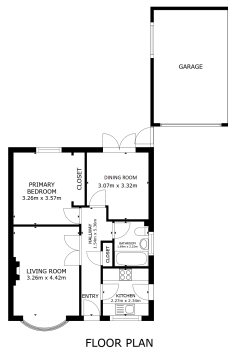
3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website...This is a delightful two bedroom semi detached bungalow located in a quiet cul de sac in the sought after village of Auckley. The property is free from a chain and available immediately for the right buyer.

In good order, the property is fitted with double glazing throughout and decorated in neutral colours and tones. Complete with a large garage and private garden to the rear.

The area is residential and there is a regular bus service close by along with a small supermarket and chemist.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR PLAN 60.3 sqm  
EXCLUDED AREA: GARAGE 20.0 sqm  
TOTAL: 80.3 sqm

Matterport

## Kitchen



## Lounge



## Bedroom



## Bedroom





## Bathroom



## External

### Front Aspect



### Rear Garden



## Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills - £410

Average Annual Gas Bills - £800

Average Annual Water Bills - £460

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.



Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - Not known

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - Not known

Boiler Location - Loft

Approximate Electrical System Installation Date - Not known

Approximate Electrical System Test Date - Not known

Fires/Heaters - Electric

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

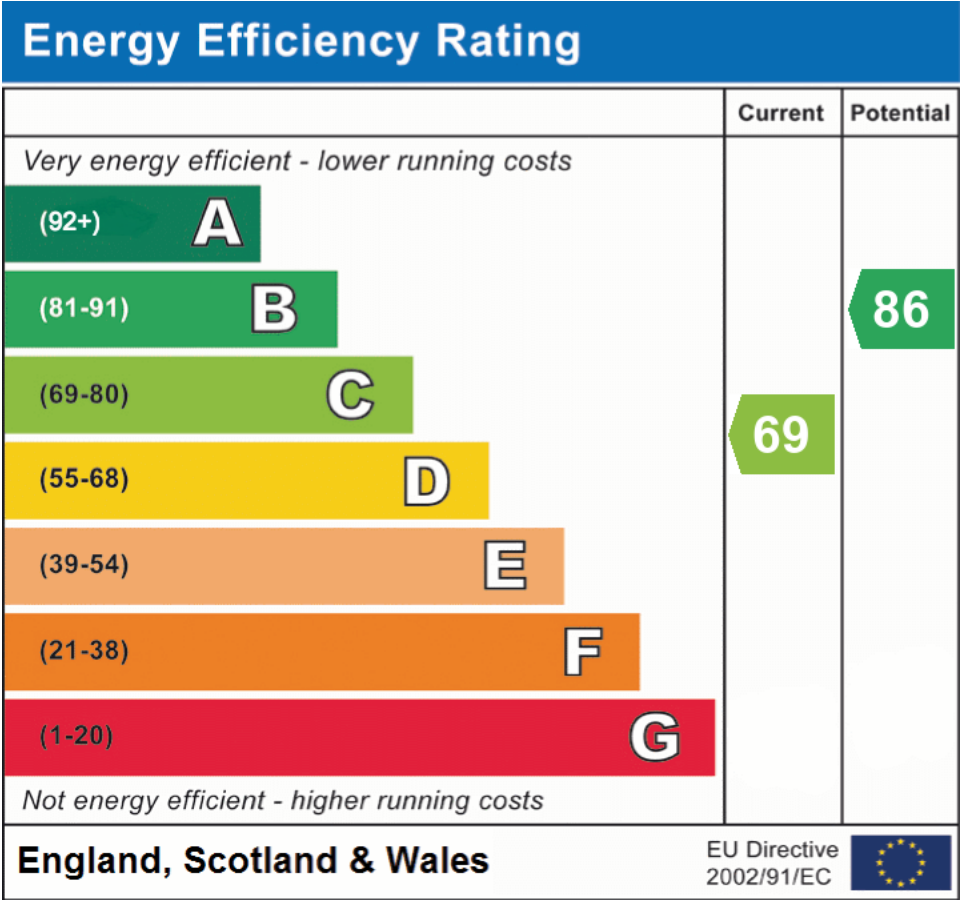
Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - 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



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.