

3 Bedroom(s), Detached Bungalow, Freehold

Stoops Lane, Bessacarr.



- No Chain
- Well Presented Detached Bungalow
- Lounge
- Corner Plot
- Spacious Driveway with Carport and Garage
- Boarded Out Loft with Ladder

- 3D Virtual Tour Available
- Three Bedrooms
- Conservatory
- Open Plan Kitchen Diner
- Shower Room

**Offers Over
£265,000
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...This desirable extended detached bungalow enjoys a corner plot enjoying beautiful views over the front and rear gardens. Offering three double bedrooms, a contemporary open plan kitchen diner to the rear, lounge and a conservatory to the front of the home. The driveway provides ample parking for a number of vehicles to park securely and leads to a covered carport and garage. Ideal location within a short walk to the local shopping precinct having a range of shops including Co-Op, Doctors, Dentist, Wine bar, Vets and much more. The bus stop is also close by taking you into the town centre and train station. Great walks on your doorstep.

Ground Floor

Floor Plan



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 96.23 sq m
EXCLUDED AREA: SHED 2.5 sq m
TOTAL: 94.5 sq m
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Lounge



Conservatory



Open Plan Kitchen Diner



First Bedroom





Second Bedroom



Loft

The loft is fully boarded with a drop down ladder.



Third Bedroom



Shower Room



External

Front Aspect





Rear Garden



Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - Council Tax Band -

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Average Annual Electricity Bills - £729.29

Average Annual Gas Bills - £1305.86

Average Annual Water Bills - £228

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - New boiler 10 years ago

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - Central heating

installed when built. New boiler installed 10 years ago and serviced regularly by British Gas

Boiler Location - Hallway

Approximate Electrical System Installation Date - When built. New RCD box fitted 2010

Approximate Electrical System Test Date - 2010

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.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(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 

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