

3 Bedroom(s), End of Terrace House, Freehold

Broom Hill Drive, Cantley.



- 3D Virtual Tour Available
- Open Plan Kitchen Dining and Living Room
- End Terrace Family Home
- Three Bedrooms
- Popular Location in Cantley

- No Chain
- Off Road Parking Available
- Ground Floor W/C
- Family Bathroom
- Rear Enclosed Garden with Driveway which is Accessed from the Side, Allowing for Additional Off Road Parking

£115,000
For Sale

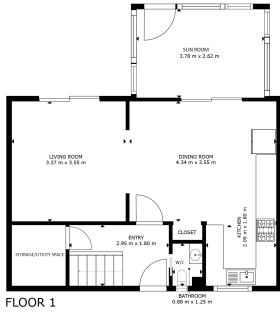
Book your viewing today Tel: 01302 247754

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... Welcome to this three-bedroom end-terrace home located on Broom Hill Drive in Cantley. This property offers a perfect blend of comfort and convenience, making it an ideal choice for families or first-time buyers.

Ground Floor

Floor Plan



GRGISE INTERNAL AREA
FLOOR 1: 25.97m² FLOOR 2: 42.40m²
TOTAL: 68.37m²
SIZES AND DIMENSIONS TO PERMITTED DATE, ACTUAL MAY VARY



Open Plan Kitchen Dining Room and Lounge



Sun Room



Ground Floor W/C

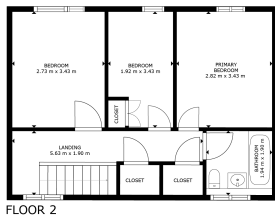


Bedroom



First Floor

Floor Plan



Bedroom



Bathroom



Bedroom



External



MEASURED INTERNAL AREA
FLOOR 1: 55 m², FLOOR 2: 42 m²
TOTAL: 97 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Front Aspect



Rear Garden and Off Road Parking



Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - 5 years

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date -

Boiler Location - Under the stairs

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - None

Permanent Loft Ladder - No

Loft Insulation - No

Loft Boarded out - No

Underfloor insulation- 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 Weekly Electricity Bills - £15 a week (smart meters)

Average Weekly Gas Bills - £15 (smart meter)

Average Monthly Water Bills - £44 a month

Tenure - Freehold

Solar Panels - No

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		
(69-80) C		77
(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 