

**2 Bedroom(s), Terraced House, Freehold**

**Bentley Road, Bentley.**



- 3D Virtual Tour Available
- Modern Kitchen
- Dining Room
- Bathroom
- Spacious Garden to the Rear

- Terrace Home
- Lounge
- Two Double Bedrooms
- Off Road Parking To the Rear
- Cellar With Multiple Rooms

**£125,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

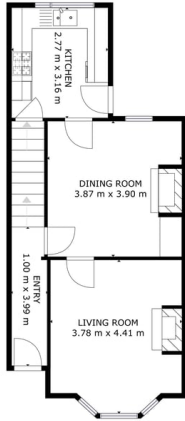


## Owner's View

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...We like the Spacious rooms and high ceilings. Also the large garden and view of the park. The location is very convenient, being within walking distance to Town, Train stations, Supermarket, Gym, School and local shop

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 48 m<sup>2</sup>, FLOOR 2: 47 m<sup>2</sup>  
TOTAL: 95 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

## Lounge



## Dining Room



## Kitchen



## First Floor

### Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 48 m<sup>2</sup>, FLOOR 2: 47 m<sup>2</sup>  
TOTAL: 95 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

## Bedroom



## Bedroom

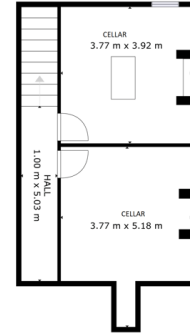


## Bathroom



## Cellar

## Floor Plan



BASEMENT 1

GROSS INTERNAL AREA  
FLOOR 1: 48 m<sup>2</sup>, FLOOR 2: 47 m<sup>2</sup>  
TOTAL: 95 m<sup>2</sup>

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 Matterport

## 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 -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - 26th June 2020

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 26th June 2020

Boiler Location - Rear Cellar

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Gas

Permanent Loft Ladder - No

Loft Insulation -Yes

Loft Boarded out - 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</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 