

3 Bedroom(s), Detached House, Freehold

2 Belfry Gardens, Cantley.



- 3D Virtual Tour Available
- Kitchen Diner
- Downstairs Bathroom
- French Doors Leading Out To Rear Of Property
- No Chain

- Detached Family Home
- Spacious Living Room
- Three Bedrooms (En-Suite to Master Bedroom)
- Double Garage
- Generous Garden Situated on a Corner Plot

£295,000
For Sale

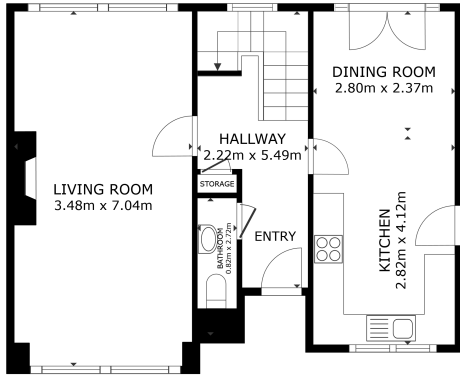
Book your viewing today Tel: 01302 247754

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...

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 36.8 m² FLOOR 2: 36.8 m²
TOTAL: 73.6 m²

Matterport

Living Room



Kitchen Diner



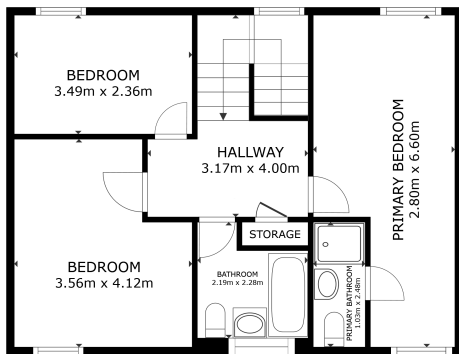


Bathroom



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
FLOOR 2: 36.2 m², FLOOR 2: 36.8 m²
TOTAL: 73.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Master Bedroom with Ensuite





Bedroom



Bedroom



Family Bathroom



External View

Front Aspect



Rear Aspect



Space Heating System - Gas Boiler with Radiators
 Approximate Heating System Installation Date - 03/01/2017
 Water Heating System - Gas Boiler (Combi)
 Approximate Water Heating Installation Date - 03/01/2017
 Boiler Location - Kitchen
 Approximate Electrical System Installation Date - 05/01/2017
 Approximate Electrical System Test Date -
 Fires/Heaters -
 Permanent Loft Ladder - No
 Loft Insulation - Yes
 Loft Boarded out - No
 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.

Property Information

Council Tax Band - C
 Utilities - Mains Gas, Mains Electricity, Mains Water - Yes
 Water Meter - No
 Average Annual Electricity Bills -
 Average Annual Gas Bills -
 Average Annual Water Bills -
 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		85
(69-80) C		
(55-68) D	67	
(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 