

3 Bedroom(s), Detached House, Freehold

Gleneagles Drive, Bessacarr.



- 3D Virtual Tour Available
- Detached Family Home
- Open Plan Lounge Diner
- Three Bedrooms
- Private and Enclosed Rear Garden
- Sought After Location in Bessacarr

- No Chain
- Kitchen
- Conservatory
- Family Bathroom
- Integral Garage and Driveway Allowing for Off Road Parking

£269,995
For Sale

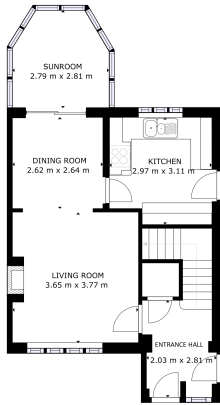
Book your viewing today Tel: 01302 247754

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 have enjoyed living here and particularly like looking out onto the green opposite, the garden and surrounding trees. The integral garage is very useful making access easy without having to go outside. The driveway is ideal as it allows for visitors cars too. Walks in this area are brilliant and the woods at the back of the estate are lovely. Many people on the estate are now friends of ours and we will be sorry to leave however circumstances leave us little choice.

Ground Floor

Floor Plan



3D VIRTUAL TOUR AREA
GROUND FLOOR: 126.11 M² SECOND FLOOR: 43.22 M²
TOTAL: 169.33 M²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL SIZE MAY VARY.

 Matterport

Entrance Hall



Open Plan Lounge Diner

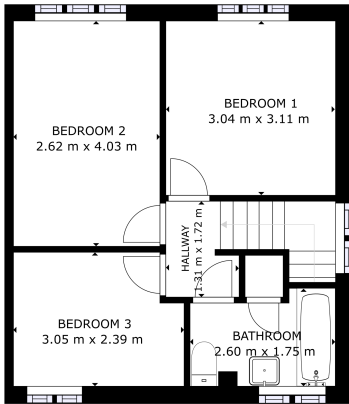


Kitchen



First Floor

Floor Plan



GRAND TOTAL AREA
GROUND FLOOR: 132.11 m² SECOND FLOOR: 43.22 m²
TOTAL: 175.33 m²
*GROSS AREA INCLUDING THE PROVISIONAL ACTUAL NET AREA



Third Bedroom



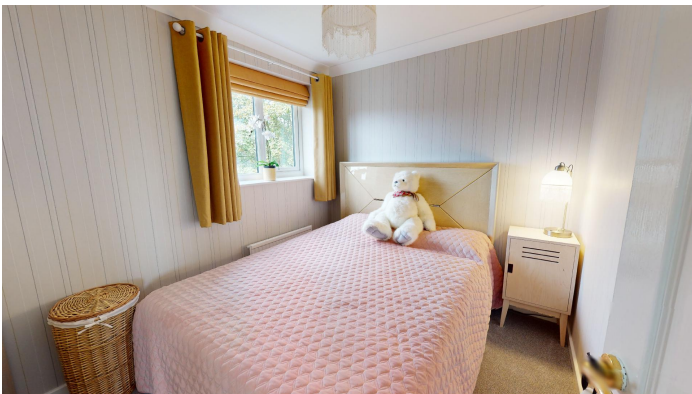
Family Bathroom



Master Bedroom



Second Bedroom



Exterior

Front Garden



Rear Garden



Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water
Water Meter -

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - installed by previous

owner- approx. 11 years

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date -

Boiler Location - Garage

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - None

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.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(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	