

2 Bedroom(s), Semi-Detached House, Freehold

Roxby Close, Bessacarr.



- 3D Virtual Tour Available
- Open Plan Breakfast Kitchen and Lounge
- Two Bedrooms
- Rear Enclosed Garden
- Sought After Location in Bessacarr

- Semi Detached Home
- Conservatory
- Bathroom
- Driveway Allowing For Two Cars To Park

£175,000

For Sale

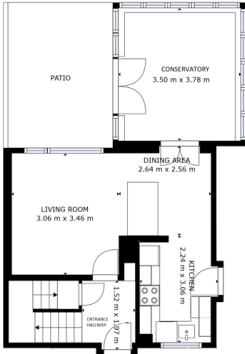
Book your viewing today Tel: 01302 247754

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... Roxby Close resides in a sought after location in Bessacarr and is an ideal property for a starter home and to get you on the property ladder.

Ground Floor

Floor Plan



FLOOR 1
GROSS INTERNAL AREA
FLOOR 1: 46 m², FLOOR 2: 25 m²
EXCLUDED AREAS - PATIO: 21 m²
PORCH: 5 m²
TOTAL: 77 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Conservatory

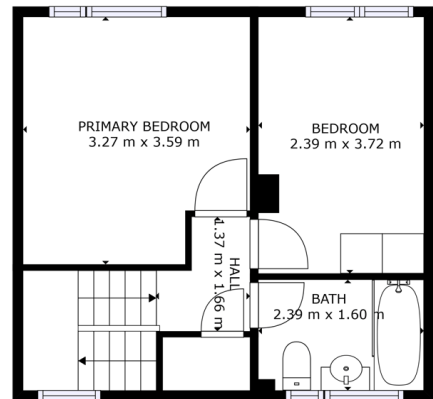


First Floor

Open Plan Breakfast Kitchen And Lounge



Floor Plan



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 46 m², FLOOR 2: 25 m²
EXCLUDED AREAS - PATIO: 21 m²
PORCH: 5 m²
TOTAL: 77 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



First Bedroom



Second Bedroom



Bathroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills - £600

Average Annual Gas Bills - £500

Average Annual Water Bills - £600

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)
Approximate Heating System Installation Date - Not Known
Water Heating System - Gas combi boiler
Approximate Water Heating Installation Date - Not Known
Boiler Location - Cupboard on the first floor
Approximate Electrical System Installation Date - Not Known
Approximate Electrical System Test Date - July 2023
Fires/Heaters - None
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+) A		
(81-91) B		
(69-80) C		80
(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	