

**3 Bedroom(s), Semi-Detached House, Freehold**

**Chelmsford Drive, Wheatley.**



- 3D Virtual Tour Available
- Stylish Modern Kitchen
- Ground Floor W/C
- Bathroom
- Rear Enclosed Garden

- Lovely Semi Detached Home
- Lounge
- Three Bedrooms
- Shared Driveway Allowing for Off Road Parking

**Offers Over  
£150,000  
For Sale**

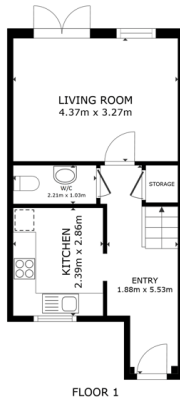
*Book your viewing today* Tel: 01302 247754

## 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... 15 year old deceptively economic 3 bedroom corner plot with a small slice of a back garden that brings peace and tranquillity, with parking for three vehicles off road.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1 34.2 m<sup>2</sup> FLOOR 2 32.2 m<sup>2</sup>  
TOTAL 66.3 m<sup>2</sup>

Matterport



Ground Floor W/C



## Kitchen

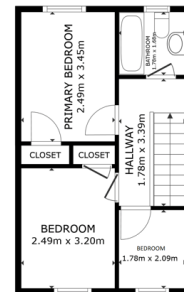


## Lounge



## First Floor

### Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 34.2 m<sup>2</sup> FLOOR 2 32.2 m<sup>2</sup>  
TOTAL 66.3 m<sup>2</sup>

Matterport

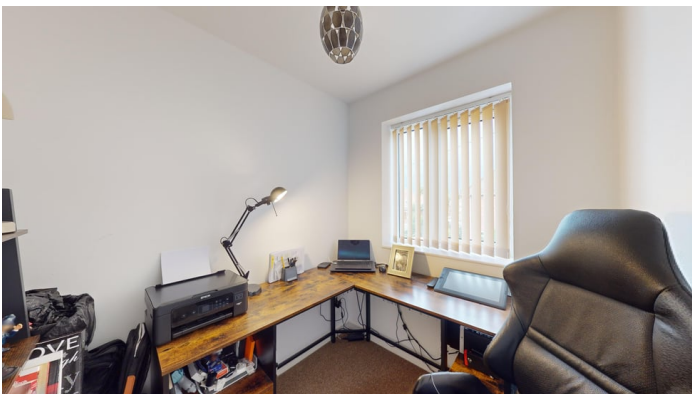
## Bedroom



## Bedroom



## 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 - £300

Average Annual Gas Bills - £120

Average Annual Water Bills - £240

Tenure - Freehold



# We make it happen.

Tel: 01302 247754

Email: [info@thepropertyhive.co.uk](mailto:info@thepropertyhive.co.uk)

Web: [www.thepropertyhive.co.uk](http://www.thepropertyhive.co.uk)

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - 2009 approximately

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 2009 approximately

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 2009 approximately

Approximate Electrical System Test Date -

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.

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## 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>88</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</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 