

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

**Fairway Grove, Wheatley.**



- 3D Virtual Tour Available
- Lovely Semi Detached Home
- Lounge
- Family Bathroom
- Allocated Car Parking to the Front

- No Chain
- Modern and Stylish Kitchen Diner
- Three Bedrooms En Suite to Master
- Ground Floor W/C
- Rear Enclosed Garden

**£185,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

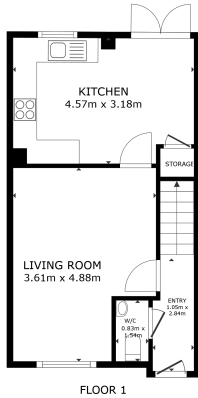


## Owner's View

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...Modern, recently built property. Spacious three-bedroom family home with shops nearby.

## Grounds Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 37.3 m<sup>2</sup> FLOOR 2: 37.4 m<sup>2</sup>  
TOTAL: 74.6 m<sup>2</sup>

SIZES ARE APPROXIMATE AND APPROXIMATE, ACTUAL MAY VARY



## Lounge



## Kitchen Diner



## Ground Floor W/C



## First Floor





## External

### Front Aspect



### Rear Garden



## Property Information

Council Tax Band - B

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 (Combi)

Approximate Heating System Installation Date -

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters -

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - Yes

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>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</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 