

2 Bedroom(s), Detached Bungalow, Freehold

Chantry Close, Cantley.



- No Chain
- Kitchen
- Two Double Bedrooms
- Detached Garage

- Detached Bungalow In a Popular Location
- Lounge
- Bathroom
- Quiet Cul De Sac Position

**Offers in Region of
£180,000
For Sale**

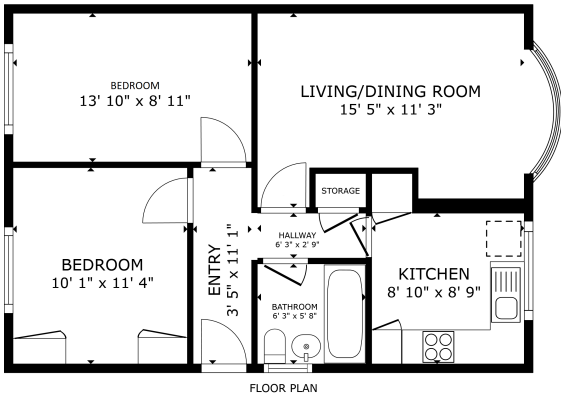
Book your viewing today Tel: 01302 247754

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... The property was bought from new in 1972 and has been a much loved and cared for family home for more than since then. Chantry Close is a lovely quiet road with lots of good people and friendly neighbours. Buses and local shops are in easy reach. The field at the back is used by local people to exercise their pet dogs and is planted up as a wild meadow for the summer months. My family loved living here for more than 50 years.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR PLAN 977 SQ.FT.
TOTAL - 959 SQ.FT.
NOTES AND EXPLANATIONS ARE AVAILABLE IN THE SUPPLEMENTARY INFORMATION

Matterport



Master Bedroom



Bedroom Two

Breakfast Kitchen



Lounge



Bathroom



Exterior

Front Garden



Rear Garden



Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills - Approx. £453.00

Average Annual Gas Bills - Approx. £725.00

Average Annual Water Bills - Approx. £833.00



Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - Boiler replaced Sept 2021 and serviced annually. New timer for heating and water approx. 1 year ago

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - the hot water tank and immersion heater have been replaced since time of build, but do not know when.

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 1972

Approximate Electrical System Test Date -

Fires/Heaters - Gas

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		88
(69-80) C	69	
(55-68) D		
(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 