

3 Bedroom(s), Town House, Freehold

Honeysuckle Close, Bessacarr.



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

- Charming Town House Sought After Location
- Open Plan Lounge and Dining Room
- Three Bedrooms En Suite to Master
- Car Port and Driveway Allowing for Off Road Parking

**Offers in Region of
£230,000
For Sale**

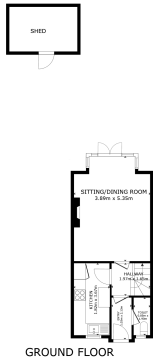
Book your viewing today Tel: 01302 247754

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... 3 Storey, 3 bed town house having a master bedroom with en-suite. Quiet location in close proximity to doctors/dentist & local supermarkets. I have enjoyed living here for the past seven years & my only reason for moving is to be closer to my immediate family. Lovely safe area to walk around & it is also close to a children's play area. Peaceful, easy to manage garden which is not overlooked & is a relaxing place to sit & have my morning coffee.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
GROUND FLOOR: 34.2 m² FLOOR 2: 23.4 m² FLOOR 3: 23.4 m²
EXCLUDED AREAS: SHED 7.9 m²
TOTAL: 86.1 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Kitchen



Open Plan Lounge and Dining Room



Ground Floor W/C



First Floor

Floor Plan



GROSS INTERNAL AREA
GROUND FLOOR: 34.2 m² FLOOR 2: 23.4 m² FLOOR 3: 23.4 m²
EXCLUDED AREAS: SHED 7.9 m²
TOTAL: 86.1 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Bedroom



Bedroom



Family Bathroom

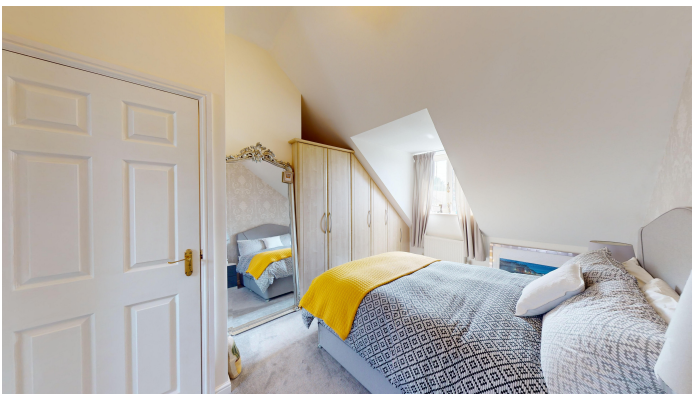


Front Aspect

Second Floor

Floor Plan

Master Bedroom With En Suite



Rear Garden

External





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.

Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £484.59

Average Annual Gas Bills - £676.19

Average Annual Water Bills - £257.62

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - New boiler fitted in 2018 & is serviced annually annually. Last serviced May 2024

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - 2005

Boiler Location - In the kitchen

Approximate Electrical System Installation Date - 2005

Approximate Electrical System Test Date -

Fires/Heaters - Electric

Permanent Loft Ladder - N/A

Loft Insulation -Yes

Loft Boarded out - N/A

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

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked 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		85
(69-80) C	73	
(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	