

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

Nearfield Road, Bessacarr.



- 3D Virtual tour available
- Three bedrooms
- Dining and sitting room
- Modern kitchen
- Rear enclosed garden with gazebo

- Semi detached family home
- Lounge
- Ground floor shower room
- Sought after location in Bessacarr
- Garage and Driveway Allowing For Off Road Parking

**£280,000**  
**Reduced**

*Book your viewing today* Tel: 01302 247754



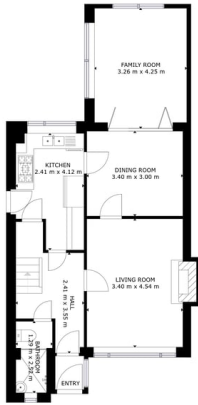
## Owner's View

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... This lovely semi detached family home is found on a very sought after street in Bessacarr. With an abundance of living space and three good sized bedrooms, this is the ideal home for any growing family. Take a virtual walk round via the link below.

<https://my.matterport.com/show/?m=NJNXuo1rapJ>

## Ground Floor

### Floor Plan



FLOOR: 1

GROSS INTERNAL AREA  
FLOOR: 1: 60 m<sup>2</sup>, FLOOR: 2: 45 m<sup>2</sup>  
TOTAL: 105 m<sup>2</sup>

Matterport

### Kitchen



### Lounge





## Dining Room



## Sitting Room

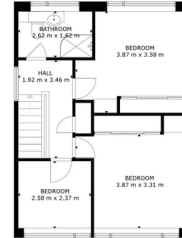


## Ground Floor Shower Room



## First Floor

### Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 2: 14.44 m<sup>2</sup>, FLOOR 2: 45 m<sup>2</sup>  
TOTAL: 109 m<sup>2</sup> (1167 sq ft) (ACTUAL MAY VARY)

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### First Bedroom





## Second Bedroom



## Third Bedroom



## Shower Room



## External

## Front Aspect



## Rear Garden



## Property Information

Council Tax Band -

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure -

Solar Panels -





Space Heating System -  
Approximate Heating System Installation Date -  
Water Heating System -  
Approximate Water Heating Installation Date -  
Boiler Location -  
Approximate Electrical System Installation Date -  
Approximate Electrical System Test Date -  
Fires/Heaters -  
Permanent Loft Ladder -  
Loft Insulation -  
Loft Boarded out -

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>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	66	
(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 