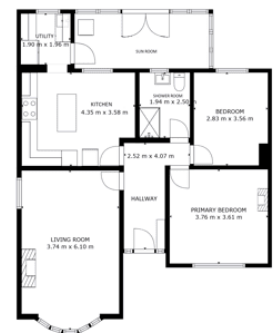


**2 Bedroom(s), Detached Bungalow, Freehold**

**Grove Hill Road, Wheatley Hills.**



SHOWS OPTIONAL AREA  
PLUMBING & GAS SERVICES AREAS  
DIMENSIONS: 1:100  
DATE: 01/10/2016  
DRAWN BY: [unreadable]

Mat

- No Chain
- Spacious Detached Bungalow
- Kitchen Diner
- Sun Room Overlooking the Garden
- Shower Room

- 3D Virtual Tour Available
- Spacious Lounge
- Utility Room
- Two Double Bedrooms
- Detached Garage and Driveway Allowing for Off Road Parking

**Offers over  
£200,000  
For Sale**

*Book your viewing today* Tel: 01302 247754

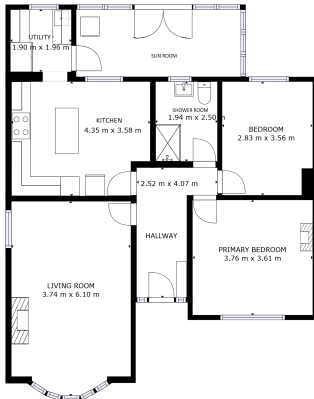


## Owner's View

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... Two bedroom bungalow in a great location for local schools and close to the city centre, with easy access to buses. Off street parking for multiple vehicles and large garage. Recently re-glazed, including conservatory. Modern combi boiler. Range cooker with nicely appointed kitchen and scullery.

## Ground Floor

### Floor Plan



FLOOR 1  
GROSS INTERNAL AREA  
FLOOR 1: 81 m<sup>2</sup>; EXCLUDED AREAS:  
PORCH: 11 m<sup>2</sup>  
TOTAL: 92 m<sup>2</sup>  
SIZES AND EXPRESSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Lounge



Utility Room

### Entrance Hallway



### Kitchen Diner





**Sun Room**



**First Bedroom**



**Second Bedroom**



**Shower Room**



**External**

**Front Aspect**



**Rear Garden**



**Property Information**

- Council Tax Band - C
- Utilities - Mains Gas, Mains Electricity, Mains Water
- Water Meter - Yes
- 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 - Approx. 2019

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - As above

Boiler Location - Loft

Approximate Electrical System Installation Date - 2015

Approximate Electrical System Test Date - 2015

Fires/Heaters - Gas

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Partially

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - Seat in shower. And rails in some doorways. Steps at rear door

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>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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 