

**4 Bedroom(s), Town House, To be Advised**

**Winscar Road, Lakeside.**



- 3D Tour Available
- Ensuite, Main Bathroom and Cloakroom
- First Floor Lounge
- Garage and Driveway
- Internal Inspection Recommended

- Modern Town House
- Modern Open Plan Kitchen Diner
- Gardens To The Front and Rear
- Lake Views

**£350,000**

**For Sale**

*Book your viewing today* Tel: 01302 247754

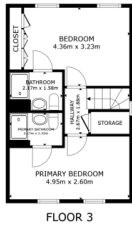


## Owner's View

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...

## Ground Floor

### Floor Plan



FLOOR 3

GROSS INTERNAL AREA  
FLOOR 1: 43.4 m<sup>2</sup> FLOOR 2: 28.1 m<sup>2</sup> FLOOR 3: 29.1 m<sup>2</sup>  
EXCLUDED AREAS: PATIO: 26.0 m<sup>2</sup> TERRACE: 3.2 m<sup>2</sup> BALCONY: 7.0 m<sup>2</sup>  
TOTAL: 127.7 m<sup>2</sup>



## Bedroom



## Open Plan Kitchen Diner



## Entrance Hall

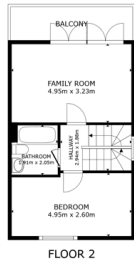


## Bathroom



## First Floor Landing

## Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 43.4 m<sup>2</sup> FLOOR 2 38.5 m<sup>2</sup> FLOOR 3 39.1 m<sup>2</sup>  
EXCLUDED AREAS: PATIO 26.2 m<sup>2</sup> VERANDA 3.2 m<sup>2</sup> BALCONY 7.0 m<sup>2</sup>  
TOTAL: 127.9 m<sup>2</sup>



## Family Bathroom



## Bedroom

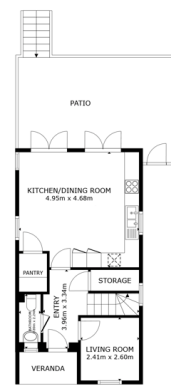


## Living Room



## Second Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1 43.4 m<sup>2</sup> FLOOR 2 38.5 m<sup>2</sup> FLOOR 3 39.1 m<sup>2</sup>  
EXCLUDED AREAS: PATIO 26.2 m<sup>2</sup> VERANDA 3.2 m<sup>2</sup> BALCONY 7.0 m<sup>2</sup>  
TOTAL: 127.9 m<sup>2</sup>





## Bedroom and Ensuite

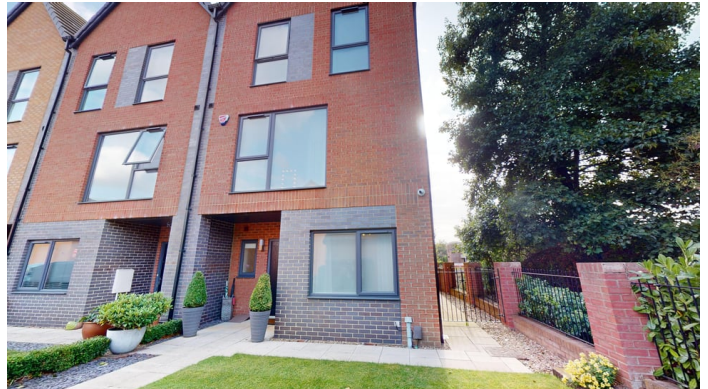


## Bedroom



## External

### Front Aspect





## Rear Garden



## Garage



## Property Information Form

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water - Yes

Water Meter - Yes

Average Annual Electricity Bills - £752.00

Average Annual Gas Bills - £415.00

Average Annual Water Bills - £205.00

Tenure -

Solar Panels -

Space Heating System -

Approximate Heating System Installation Date - 2016

Water Heating System - 2016

Approximate Water Heating Installation Date -

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 2016

Approximate Electrical System Test Date - 2016

Fires/Heaters -

Permanent Loft Ladder -

Loft Insulation -

Loft Boarded out -

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





# We make it happen.

Tel: 01302 247754

Email: [info@thepropertyhive.co.uk](mailto:info@thepropertyhive.co.uk)

Web: [www.thepropertyhive.co.uk](http://www.thepropertyhive.co.uk)

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? - 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.

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## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>94</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 