

4 Bedroom(s), Town House, Freehold

Lakeside Boulevard, Lakeside.



- Beautifully Presented Town House
- Lounge/Balcony with Lake Views
- Four Bedrooms
- Lakeside Views
- Rear Enclosed Garden with Driveway Allowing for Off Road Parking

- Modern and Contemporary Kitchen Dining and Sitting Room
- Utility Room
- En Suite to Master and Second Bedroom
- Integral Garage

£325,000
For Sale

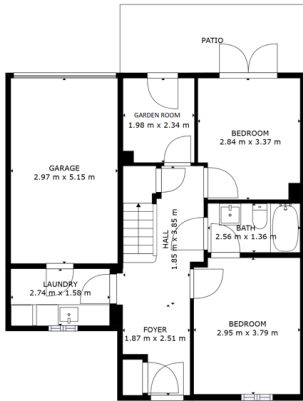
Book your viewing today Tel: 01302 247754

Owner's View

I have loved having the views which change with every season. To wake up and look out over the lake has been a joy. Excellent local amenities and lots of clubs and groups to get involved with. The house is really well insulated so it's warm and it's quiet. First floor living area means lots of bright natural light all day, all year. The house has great room sizes with lots of storage.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 48 m²; FLOOR 2: 58 m²
FLOOR 3: 41 m² (ENCLOSED AREA)
GARAGE: 15 m²; PATIO: 18 m²
BASKING: 5 m²
TOTAL: 149 m²

FLOOR 1

SIZES AND DIMENSIONS FOR APPROXIMATE, ACTUAL MAY VARY.

Matterport



En Suite



Garden Room/Snug



Entrance Hallway



Bedroom

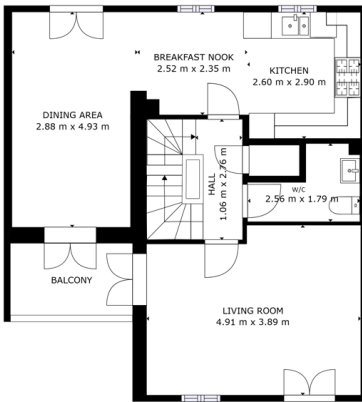


Utility Room



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 2: 46 sq. m. FLOOR 3: 38 sq. m.
 FLOOR 3: 43 sq. m. EXCLUDED AREAS:
 GARAGE: 15 sq. m. PATIO: 10 sq. m.
 BALCONY: 9 sq. m.
 TOTAL: 109 sq. m.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Kitchen Dining And Sitting Room



Lounge

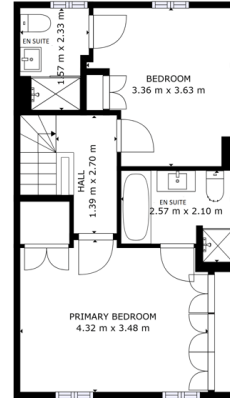


First Floor W/C



Third Floor

Floor Plan



GRASS INTERNAL AREA
FLOOR 1: 46 m²; FLOOR 2: 58 m²
FLOOR 3: 41 m²; EXCLUDED AREAS:
GARAGE: 18 m²; PATIO: 18 m²
BALCONY: 9 m²
TOTAL: 149 m²

FLOOR 3

SEEKED AREA CORRESPONDS WITH APPROXIMATE ACTUAL MEASUREMENTS



Master Bedroom



En Suite



En Suite



External

Front Aspect



Bedroom



Rear Garden



Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills - £300



Loft Boarded out - Yes

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.

Tenure - Freehold

Solar Panels - Yes, I own them outright

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - Boiler is 3 years old. It has a further 4 years warranty

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - 2013

Boiler Location - Utility Room

Approximate Electrical System Installation Date - 2013

Approximate Electrical System Test Date -

Fires/Heaters - None

Permanent Loft Ladder - Yes

Loft Insulation - Yes

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		87
(69-80) C	80	
(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 