

3 Bedroom(s), Town House, Freehold

Honeysuckle Close, Bessacarr.



- 3D Tour Available
- High Spec Kitchen With Some Neff Appliances
- Ensuite to Main Bedroom
- Gardens To Front And Rear And Off Road Parking
- Ideal First Time Buyer Home
- Modern Three Bed Town House
- Lounge/Diner
- Family Bathroom and Downstairs W.C
- Popular Residential Area
- No Chain

£220,000
For Sale

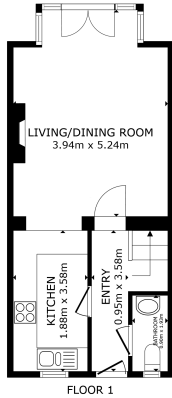
Book your viewing today Tel: 01302 247754

Owner's View

The open plan feel to the ground floor makes it ideal for entertaining and I've found the high spec kitchen has made cooking a real joy. The place I love the most in this three storey townhouse is the master bedroom with its luxury en-suite bathroom on the top floor. It is light and airy in the day and the perfect place to relax at night. The roads close by are quiet, plenty of nice walks to be had from the doorstep and the local park is just around the corner.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1 34.6 m² FLOOR 2 21.2 m² FLOOR 3 19.5 m²
EXCLUDED AREA: TERRACE 2.0 m² BATHROOM 2.2 m²
TOTAL: 85.4 m²

Matterport

Kitchen



Lounge/Diner

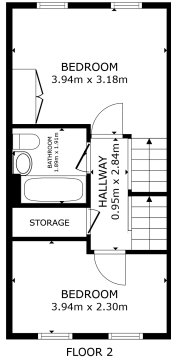


Downstairs cloakroom



First Floor

Floor Plan



GROSS INTERNAL AREA
 FLOOR 1 34.6 m² FLOOR 2 32.2 m² FLOOR 3 19.5 m²
 EXCLUDED AREA: REAR ACED HEATHROFT 2.2 m²
 TOTAL: 96.4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Bathroom



Bedroom

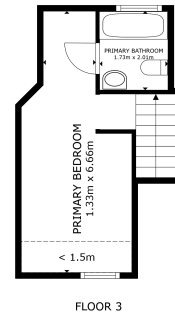


Second Floor

Bedroom



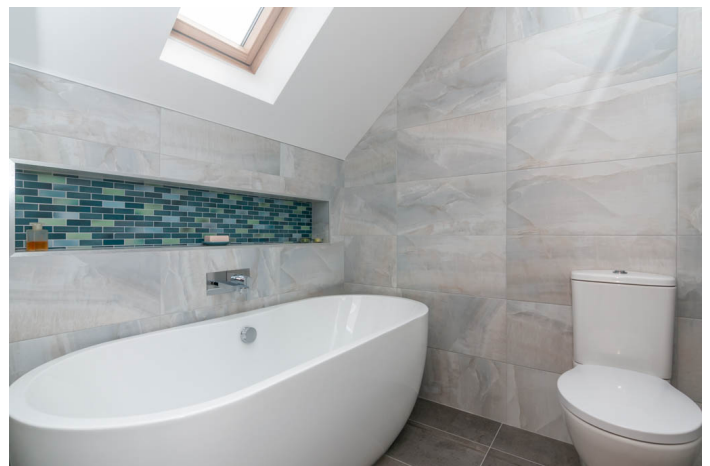
Floor Plan



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Bedroom & Ensuite



Rear Garden





contracts to ensure they are in good working order.

Property Information Form

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water - yes

Water Meter - yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - freehold

Solar Panels - no

Space Heating System - Boiler with radiators

Approximate Heating System Installation Date - 2005

Water Heating System - Boiler with pressurised tank

Approximate Water Heating Installation Date -

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 2005

Approximate Electrical System Test Date - 2016

Fires/Heaters - Electric Fire in Lounge

Permanent Loft Ladder - no

Loft Insulation - yes

Loft Boarded out - no

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? - 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

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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	71	
(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	