

**3 Bedroom(s), Terraced House, Freehold**

**Clarell Gardens, Cantley.**



- 3D Virtual Tour Available , No Chain
- Lounge
- Ground Floor Toilet
- Family Bathroom
- Close to Local Amenities and Bus Route

- Mid Terrace Family Home
- Open Plan Kitchen Diner
- Three Bedrooms
- Gardens to the Front and Rear

**£165,000**

**For Sale**

*Book your viewing today* Tel: 01302 247754

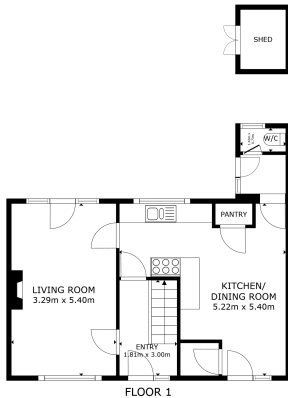
## Owner's View

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...

Sold with no forwarding chain is this spacious three bedroom family home. Located close by to a small woods which is viewed from the front and rear of the property. There is a good array of local shops within walking distance, together with excellent primary and secondary schools.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 49.9 m<sup>2</sup> (535 sq ft)  
TOTAL: 96.2 m<sup>2</sup>

Matterport

### Lounge



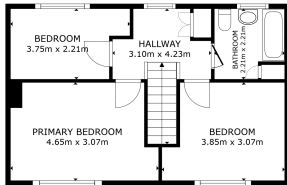
### Kitchen Diner



### Ground Floor Toilet

### First Floor

## Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 40.9 sqm FLOOR 2: 46.3 sqm  
TOTAL: 87.2 sqm  
FIGURES ARE APPROXIMATE AND SHOULD BE VERIFIED BEFORE EXCHANGE OF CONTRACTS. ACTUAL MEASUREMENTS MAY VARY.



## Bedroom



## Bathroom



## Bedroom



## External

## Front

## Bedroom



## Rear



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.

## Property Information Form

Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler

Tenure -

Solar Panels - Location -

Approximate Electrical System Installation Council Tax Band -

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Space Heating System -

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

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## 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>85</b>
(69-80) <b>C</b>	<b>73</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	