

**3 Bedroom(s), Semi-Detached House, Freehold**

**Ascot Avenue, Cantley.**



- 3D Virtual Tour Available
- Spacious Semi Detached Family Home
- Two Reception Rooms
- Three Bedrooms
- Generous Front and Rear Enclosed Gardens

- No Chain
- Popular Location In Cantley
- Ground Floor W/C and Out Building
- Family Shower Room

**£180,000**

**For Sale**

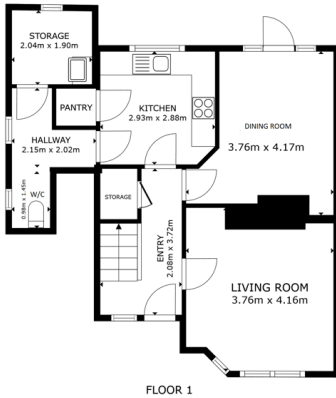
*Book your viewing today* Tel: 01302 247754

## 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... The property is found in a great location, we have found it to always been quiet with never no problems. The park down the road is great for families and pet owners. The garden was a much loved family area for all occasions! The neighbours are lovely and became good friends, We will be sad to sell but just haven't got the time to keep it.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 34.8 m<sup>2</sup> FLOOR 2: 45.4 m<sup>2</sup>  
TOTAL: 80.3 m<sup>2</sup>



Dining Room

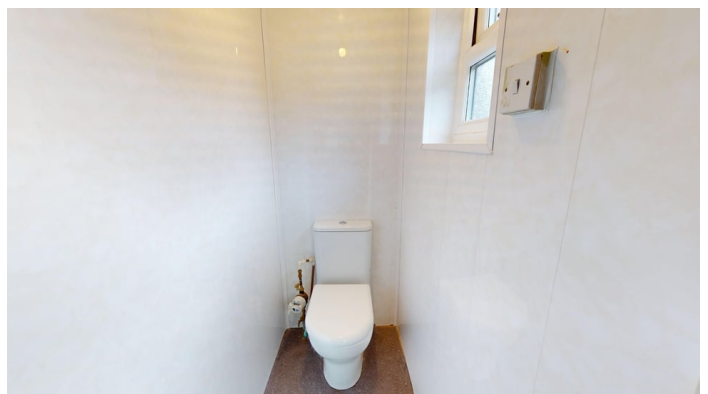


Ground Floor W/C

## Kitchen

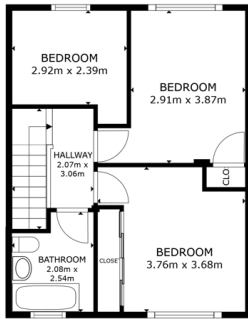


## Lounge



First Floor

## Floor Plan



FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1: 34.8 m<sup>2</sup> FLOOR 2: 48.4 m<sup>2</sup>  
 TOTAL: 83.2 m<sup>2</sup>



## Bedroom



## Bedroom



## Bedroom



## Shower Room



## External

## Front Aspect



## Rear Garden



Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - 2022

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 2022

Boiler Location - Kitchen

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - None

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - Partially

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.

## Property Information

Council Tax Band - A

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

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+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</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	