

**2 Bedroom(s), Detached Bungalow, Freehold**

**Clayworth Drive, Bessacarr.**



- 3D Virtual Tour Available
- Charming Detached Bungalow
- Conservatory
- Jack and Jill Bathroom
- Rear Enclosed Garden

- No Chain
- Open Plan Kitchen Dining and Living Room
- Two Bedrooms
- Detached Garage and Driveway Allowing for off Road Parking
- Sought After in Bessacarr

**£220,000**

**For Sale**

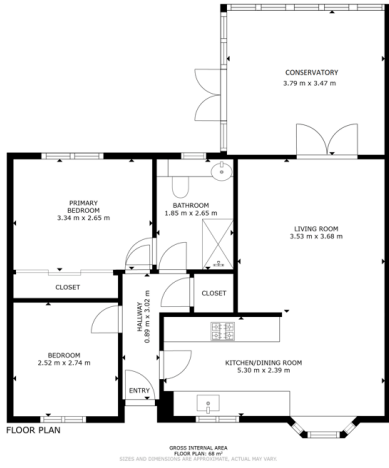
*Book your viewing today* Tel: 01302 247754

## 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... Great location - just a short walk to local shops and amenities or lakeside via the red path. South facing, low maintenance garden provides a relaxing space. A lovely home in a great location!

## Ground Floor

### Floor Plan



Matterport



## Open Plan Kitchen Dining and Living Room



## Conservatory



## Bedroom



## Bedroom



## Jack and Jill Shower Room



## External

## Front Aspect



## Rear Garden



## Property Information

Council Tax Band - B  
 Utilities - Mains Gas, Mains Electricity, Mains Water, Fibre Broadband  
 Water Meter - Yes  
 Average Annual Electricity Bills -  
 Average Annual Gas Bills -  
 Average Annual Water Bills -  
 Tenure - Freehold  
 Solar Panels - No



Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 5-7 years old. Serviced  
28/5/24

Boiler Location - Loft space - easily accessible

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - None

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Partially

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  
contracts 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>87</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	