

2 Bedroom(s), Semi-Detached Bungalow, Freehold

Thorncliffe Gardens, Auckley.



- 3D Virtual Tour Available
- Semi Detached Bungalow
- Kitchen
- Bathroom
- Garage and Driveway Allowing for Off Road Parking

- No Chain
- Spacious Lounge
- Two Bedrooms
- Front and Rear Gardens

**Offers in the region of
£185,000
For Sale**

Book your viewing today Tel: 01302 247754

Owner's View

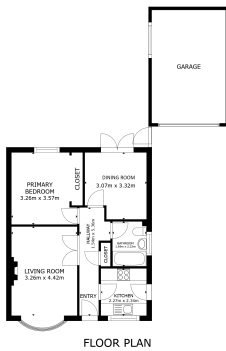
3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website...This is a delightful two bedroom semi detached bungalow located in a quiet cul de sac in the sought after village of Auckley. The property is free from a chain and available immediately for the right buyer.

In good order, the property is fitted with double glazing throughout and decorated in neutral colours and tones. Complete with a large garage and private garden to the rear.

The area is residential and there is a regular bus service close by along with a small supermarket and chemist.

Ground Floor

Floor Plan



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 60.3 sqm
EXCLUDING: GARAGE 20.6 sqm
TOTAL: 80.9 sqm

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Lounge



Bedroom



Bedroom



Kitchen



Bathroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - B
 Utilities - Mains Gas, Mains Electricity, Mains Water
 Water Meter - No
 Average Annual Electricity Bills - £410
 Average Annual Gas Bills - £800
 Average Annual Water Bills - £460



Tenure - Freehold
 Solar Panels - No
 Space Heating System - Gas Boiler with radiators (Combi)
 Approximate Heating System Installation Date - Not known
 Water Heating System - Gas combi boiler
 Approximate Water Heating Installation Date - Not known
 Boiler Location - Loft
 Approximate Electrical System Installation Date - Not known
 Approximate Electrical System Test Date - Not known
 Fires/Heaters - Electric
 Permanent Loft Ladder - Yes
 Loft Insulation - Yes
 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.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	69	
(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	