

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

**Chantry Close, Cantley.**



- 3D Virtual Tour Available
- Cul De Sac Location
- Modern Breakfast Kitchen
- Gardens to the Front and Rear

- Well Presented Detached Bungalow
- Open Plan Lounge Diner
- Two Double Bedrooms
- Garage & Driveway Allowing For Off Road Parking

**Offers in Region of  
£230,000  
For Sale**

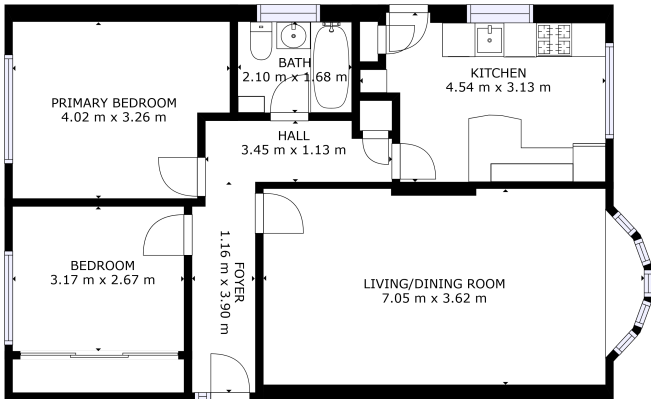
*Book your viewing today* Tel: 01302 247754

## Owner's View

3D Virtual Tour Available-Don't forget that you can also check availability for viewings online via a visit to our website... This spacious detached bungalow is situated on a quiet cul de sac. The property is presented to a high standard and ready to move straight into. Close by and within walking distance is the bus terminus, lovely walks, and local shops. Call now to not miss an opportunity of viewing this house !

## Ground Floor

### Floor Plan



FLOOR 1

GRAND INTERNAL AREA  
FLOOR 1: 30.91  
TOTAL: 76.42

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Breakfast Kitchen



## Lounge Diner



## Bedroom One





**Bedroom Two**



**Bathroom**



**External**

**Front Garden**



**Rear Garden**



**Property Information Form**

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels -

Space Heating System -

Approximate Heating System Installation Date -7 year old

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location - Cupboard

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters -

Permanent Loft Ladder -

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>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	70	
(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 