

3 Bedroom(s), Detached House, Freehold

Saundby Close, Bessacarr.



- 3D Virtual Tour Available
- Open Plan Lounge and Dining Room
- Utility and Ground Floor W/C
- Family Shower Room
- Rear Enclosed Garden

- Spacious Detached Family Home
- Kitchen Diner
- Three Bedrooms
- Garage and Driveway Allowing for Off Road Parking
- Sought After Location in Bessacarr

**Offers Over
£250,000
For Sale**

Book your viewing today Tel: 01302 247754

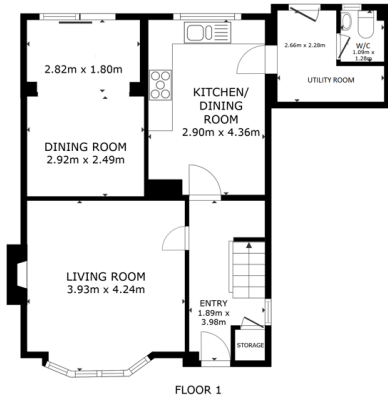
Owner's View

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....Saundby Close is a popular area for families having excellent primary and secondary schools within walking distance and an array of local shops close by together with a park where there is a tennis court and play area. Also great for walking dogs! The property is being sold with no forwarding chain and is ready to move straight into.

<https://www.thepropertyhive.co.uk/property-for-sale/details/27793688>

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR: 37.5 m² (4028.2 sq ft)
TOTAL: 44.6 m²

Matterport

Kitchen Diner



Open Plan Lounge and Dining Room



Utility



Ground Floor W/C

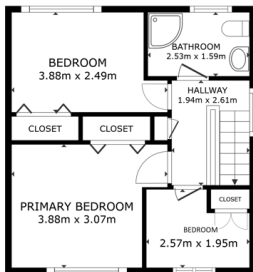


Bedroom



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
FLOOR: 57.0 m² FLOOR 2: 37.6 m²
TOTAL: 94.6 m²

SIZE AND DIMENSIONS ARE APPROXIMATE. ALL TOTAL NET AREA.



Bedroom



Shower Room



Bedroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £1,060

Average Annual Gas Bills - £1,120

Average Annual Water Bills - £500

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.



Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 2017

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 2017

Boiler Location - Loft

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Gas fired disconnected

Permanent Loft Ladder - Yes

Loft Insulation -Yes

Loft Boarded out - Yes

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+) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(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 