





GREAT OPPORTUNITY TO PURCHASE A THREE BEDROOM HOME IN A MUCH SOUGHT AFTER LOCATION IN BESSACARR. This lovely home is in need of some modernisation but offers purchasers the opportunity to create a beautiful family home on a corner plot. Spacious throughout, purchasers will be impressed and this is now available with no upward chain, so viewings are highly recommended. The house briefly comprises of entrance hallway, WC, lounge, dining room, kitchen, utility space, stairs to the first floor landing, three spacious bedrooms, shower room, front garden, driveway, attached single garage and enclosed rear garden. NO UPWARD CHAIN.

ENTRANCE HALL

7' 6" x 3' 8" (2.31m x 1.13m) The property is accessed via the front facing door to the entrance hallway, radiator, coving, door to the WC, lounge and dining room.

WC

3' 9" x 6' 0" (1.16m x 1.83m) Benefitting from a low flush WC, wash hand basin and front facing double glazed frosted window.

LOUNGE

17' 9" x 11' 9" (5.43m x 3.59m) Great reception space at the front of the house with front facing double glazed window, two radiators and coving.

DINING ROOM

9' 8" x 8' 7" (2.95m x 2.64m) Further reception room which lends itself to a dining room, door to the kitchen, rear facing double glazed window, two radiators, coving, stairs to the first floor, storage cupboard beneath the stairs and further rear facing door leading to the garden.

KITCHEN

7' 9" x 11' 7" (2.38m x 3.54m) The kitchen benefits from fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer unit, partially tiled walls, space for a freestanding cooker/gas hob, radiator, rear facing double glazed window and side facing internal door to the undecorated utility space.

UTILITY ROOM

8' 9" x 6' 11" (2.69m x 2.13m) The room is perfect for a utility space yet is currently undecorated but does benefit from power points, lighting, rear facing double glazed window and rear facing double glazed frosted door.



STAIRS

Leading from the dining area to the first floor landing.

BEDROOM

11' 3" x 11' 10" (3.45m x 3.61m) Lovely double bedroom with front facing double glazed window, radiator, coving and a dado rail.







BEDROOM

11' 8" x 8' 2" (3.58m x 2.50m) Further spacious bedroom at the rear of the property, rear facing double glazed window, storage cupboard, radiator, coving, dado rail and loft access point.

BEDROOM

6' 2" x 11' 9" (1.90m x 3.60m) The third bedroom is also spacious and benefits from front facing double glazed window, radiator and coving to the ceiling.

SHOWER ROOM

8' 2" x 5' 7" (2.49m x 1.71m) Beautifully presented modern shower room with tiled flooring, tiled walls, shower cubicle with tiled seat, wash hand basin within a vanity unit, low flush WC, radiator and rear facing double glazed frosted window.



FRONT GARDEN & DRIVEWAY

Lawned open front garden with open access to the paved driveway providing off street parking and a paved path.

GARAGE

Single attached garage with up and over door.

REAR GARDEN

Fence enclosed rear garden with rear lawn, paved patio, paved path, shrub beds, shed and side access gate.



NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: C

HEATING SYSTEM: GAS FIRED CENTRAL

HEATING SYSTEM

LAST SERVICE: 2025

SOLAR PANELS: AIR SPACE LEASE AGREEMENT

IN PLACE WITH ENERGY SMART SOLUTIONS

LIMITED

INSTALLATION DATE: 2011

SERVICES: MAINS.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		