





£350,000

Located within the ever sought after location of Oxley Park this three bedroom semi-detached family home is offered to the market with many benefits including a lounge, kitchen/diner, en-suite to main bedroom, family bathroom and additional downstairs cloakroom, front and rear gardens and allocated parking.

Property Description

ENTRANCE PORCH

Radiator, door to:

ENTRANCE HALL

Stairs rising to first floor, radiator, door to lounge.

LOUNGE

Double glazed window to front aspect. Radiator.

KITCHEN

Double glazed double doors and double glazed window to rear. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, space for fridge freezer, storage cupboard housing wall-mounted gas fired boiler, built-in oven with electric hob and extractor fan over, integrated washing machine, integrated dishwasher, radiator, under stairs storage cupboard.

LANDING

Access to loft space, airing cupboard housing water heating system, doors to bedrooms and bathroom, radiator.

BEDROOM ONE

Double glazed window to rear aspect. Radiator.

EN-SUITE

Double glazed frosted window to front aspect. Low level WC, pedestal wash hand basin, shower unit, radiator.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to rear aspect. Radiator, built-in wardrobe.

BATHROOM

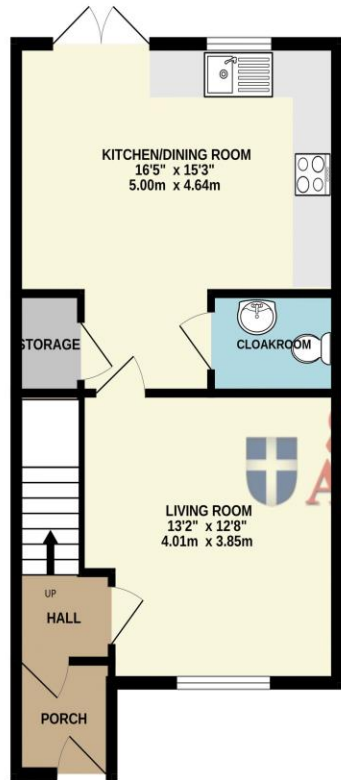
Panelled bath with shower attachment over, part tiled walls, pedestal wash hand basin, low level WC, radiator, extractor fan.

OUTSIDE

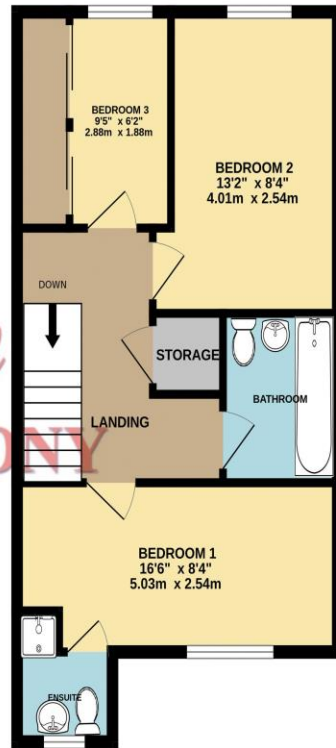
REAR GARDEN

Mainly laid to artificial grass surrounded by panel fencing, gated side access, gated rear access, wooden decking area, timber storage shed.

GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 954 sq.ft. (88.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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