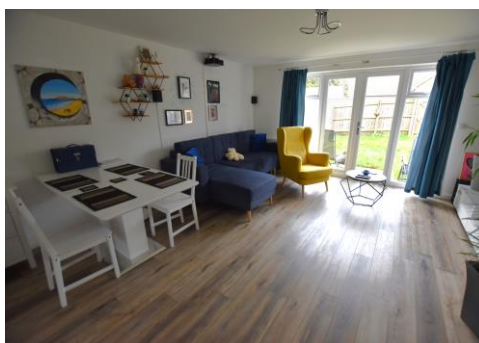




- A modern three bedroom mid terrace home
- Open plan ground floor living accommodation
- Modern high gloss kitchen with integrated appliances
- Main bedroom with en suite shower room
- Enclosed, level rear garden plus garage and parking
- Offered for sale with no onward chain



'The ideal modern home, with open plan ground floor living accommodation plus a garage and parking!'

Built by Bovis Homes circa 2018, this three bedroom is in super order from top to bottom and for those looking for the ready-made home this could well be perfect. On entering the property there is a hallway with tiled floor and door into a handy ground floor cloakroom. Spacious lounge with French doors onto the garden and the lounge is also open plan with the kitchen area which has ample wall and floor units and integrated appliances. On the first floor there are three bedrooms, the main bedroom is a generous size, has a large double wardrobe and a well kept modern en suite shower room. Bedroom two is also a double and bedroom three is either a genuine single bedroom or could be utilised a home office. Family bathroom with fixtures and fittings to match the en suite. GCH & double glazing.

The front of the property offers a small garden and path to the front door. At the rear there is a good size garden that is for the most part level and laid to lawn. rear access pathway. To the back boundary there is a single garage and private parking. The property is sold with the remainder of its NHBC build warrantee.

Agents Note: The property will be subject to a development management charge however this is not currently being collected.

Oxleaze Way forms part of the Bovis Homes development centrally located within the village of Paulton. The village works well for either local buyers or those migrating from the neighbouring cities as the commute on a daily basis is easily manageable. For convenience the village shops and amenities are within walking distance as it the park, schools and swimming pool.



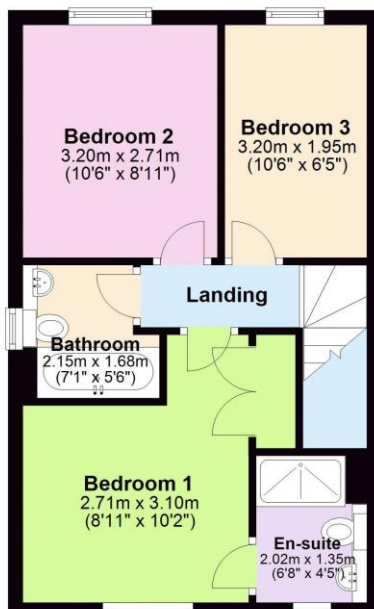
Ground Floor

Approx. 38.0 sq. metres (408.8 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.0 sq. feet)



Outbuilding

Approx. 13.6 sq. metres (146.1 sq. feet)



Whilst every attempt has been made to ensure accuracy of the floor plan, 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 illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 95 A |
| 81-91 | B | 83 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.