



## 22 Oxford Road, Greenock

Offers Over £125,000



3



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### Summary

**This outstanding semi-detached villa boasts three double bedrooms across three floors, private rear gardens, off-street parking, gas central heating, double glazing and available to purchase through *Bowman Rebecchi - The Home of Property***

This property has been meticulously cared for with significant investment in both the internal and external elements of the property.

We expect this property to be very popular with a broad range of buyers with early viewing advised.

### Features

- Home Report Available
- Popular Location
- Meticulously Refurbished
- Off-Street Parking
- Spacious Front & Rear Gardens
- Semi-Detached Villa
- 3 x Double Bedrooms
- Gas Central Heating & D Glazing
- EPC Rating - C
- Council Tax Band - B



# 22 Oxford Road, Greenock, PA16 0LH



## Property Overview

**This Semi-Detached Villa occupies a sought-after position at the heart of Larkfield in Greenock. Our client has created a superb family home, with a fully tiled entrance area and off-street parking. Easy-to-maintain artificial grass has been laid to ensure low maintenance with additional on-street parking available.**

The welcoming entrance vestibule gives access to the ground and upper floors, with a large open-plan lounge/dining area stretching from the front to the rear of the property with spotlighting throughout. A small store is also available in the hallway, providing a further useful storage solution.

The superb fullyfitted kitchen features a range of white gloss fitted units, marble effect work surfaces, and splashback tiling. The kitchen includes a fitted flue, gas hob, electric oven and grill, American-style double fridge freezer with an integrated washing machine, dishwasher, and boiler. There is a patio door leading directly to the rear garden. Stairs lead to the upper landing, with a small cupboard offering further storage solutions.

There are two double-sized bedrooms, with the Master benefiting from fitted wardrobes at the front of the property, with the second bedroom having a smaller inbuilt storage closet. The high-quality Bathroom features a three-piece suite comprising a pedestal wash hand basin, w.c, and shower over bath with wet wall panelling and tiled floor.

A previous third bedroom has been converted to create an open-plan storage cupboard, with stairs leading to the attic and the spacious third bedroom which is ideal for older children for privacy.

To the rear is a considerable garden set across multiple levels. A tiled patio leads to decking, which includes a south-facing seating area. On the second level is a Hot Tub, which is included in the sale, as well as a play area again on artificial grass.

An outstanding property, this is a rare opportunity and one that is expected to be very popular.

**A FANTASTIC LOCATION** - The property is situated on Oxford Road in central Larkfield in Greenock, a densely populated area surrounded by a superb mix of residential properties with easy access to Gourock and Greenock Town Centres.

**SCHOOL CATCHMENTS** - The subjects are within the catchment area for the highly-regarded St Andrew's and Aileymill Alice Primary Schools, as well as St Columba's and Inverclyde Academy High Schools.

**COUNCIL TAX BAND** - Inverclyde Council Band B - £1,628.20 per annum as of July 2024.

**EPC** - The current rating is band D (76). The average rating for EPCs in Scotland is band D (61).

**VIEWINGS** - Viewings can be arranged by appointment with Bowman Rebecchi Estate Agents.

## View Online



## 360° Tour



## Floorplan



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Energy Rating: C. We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order. Created: July 24.

