



OXFORD FAMILY ESTATES  
Property Sales and Services



# Tyler's Close, Chapel St Leonards

£200,000

3 1 2



Oxford Family Estates are pleased to be able to offer a great opportunity to purchase a Detached 3 Bedroom Dormer Bungalow with NO ONWARD CHAIN in a great well sought after area of the village. The property offers a chance to acquire a good size dormer bungalow with a chance to update it to your own preferences.

**Hallway** 1.79m x 4.22m (5'10" x 13'10")

**Kitchen** 2.86m max x 3.81m max (9'4"max x 12'6"max)

**Lounge** 3.15m x 6.22m (10'4" x 20'4")

**Bedroom 3** 2.87m x 2.73m (9'4" x 8'11")

**Sun Room** 3.28m x 2.84m (10'9" x 9'3")

**Bathroom** 2.26m x 1.79m (7'4" x 5'10")

**Landing**

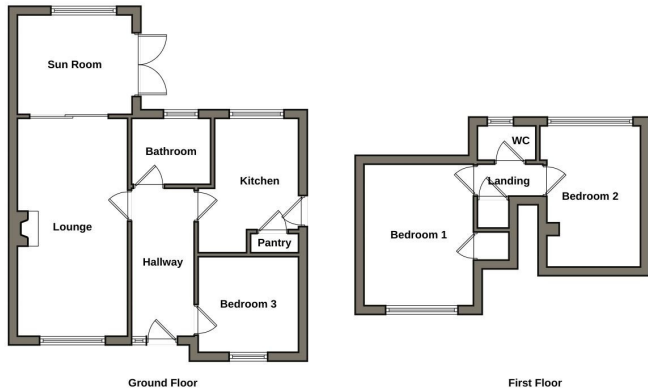
**Master Bedroom** 3.13m x 4.04m (10'3" x 13'3")

**Bedroom 2** 2.89m max x 4.03m max (9'5" x 13'2")

**Upstairs WC** 1.67m x 0.98m (5'5" x 3'2")

**Outside** Block paved driveway providing parking for a couple of vehicles with a lawned front garden. Gated access to rear which is mainly a slabbed patio with the oil tank. A single garage with power and lighting. Gated access out to water course at rear of the property.





Floorplan is indicative of layout only and should not be used for accurate measurement or structural purposes.

- 3 Bedroom
- Separate WC
- Downstairs bedroom
- Backs on to watercourse
- Oil central heating
- Detached dormer
- Sun room
- Garage & Driveway
- Work required
- Tax band B, EPC rating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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