



Manor Drive, Horspath



SIGNATURE





## Manor Drive. Horspath

### Entrance Hall

Wood laminate flooring, radiator, loft access.

### Living Room

23' max. x 10'10"

Double glazed bay window to front and glazed window to side, radiator.

### Kitchen

16' x 10'2"

Windows to rear and sides, (note the property requires the installation of a new fitted kitchen), tiled floor, cupboard housing wall mounted gas boiler, door to rear garden.

### Bedroom One

12'7" x 10'11"

Double glazed window to rear, built in

wardrobes, radiator.

### Bedroom Two

10'11" x 7'

Double glazed window to side, wood laminate flooring, radiator.

### Bedroom Three

9'3" x 6'6"

Double glazed window to side, wood laminate flooring.

### Bathroom

Frosted window to side, three piece white suite comprising bath with shower over, low level WC, pedestal wash hand basin, tiled floor heated towel rail.











**Ground Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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This detached bungalow is in need of modernisation with no onward chain. In brief the property comprises enclosed porch, entrance hall, bay fronted living room, three bedrooms, kitchen with access to the rear garden and bathroom. Externally there is front gardens with off road driveway parking and an attached single garage, the rear garden is currently overgrown and will require clearing upon completion.

'The sale of this property will be subject to receipt of Letters of Administration from the Probate Office. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their conveyancer.'

Price

**£400,000**

Tenure: Freehold

EPC Rating: E

**Connells** SIGNATURE

To view this property please contact us on

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