

Netherwoods, Risinghurst





Netherwoods, Risinghurst

A well presented one bedroom ground floor apartment, situated within a quiet no through road on the edge of the established Risinghurst area of Oxford.

In brief the property comprises entrance hall, the lounge is semi open plan with the dining area with the benefit of French doors opening directly onto the garden decking.

The refitted kitchen offers a built in over/ hob/extractor and leads through to the bathroom with a white re-fitted suite. Externally parking to the front with lawned gardens to the rear.

An ideal first time/investment purchase. Call now to view.

Entrance Hall

Wood laminate flooring

Lounge

10' 8" x 8' 6" Wood laminate flooring, TV point, coved ceiling

Dining Room

8' 10" x 7' 5"

Wood laminate flooring, double glazed French doors to the rear garden.

Kitchen

11' 8" x 6' 5"

Double glazed window to the rear aspect, fitted with a selection of floor and wall units, wall mounted gas boiler, built in oven/hob/extractor. Space for tall fridge/ freezer, space and plumbing for a washing machine. Tiled floor, radiator.

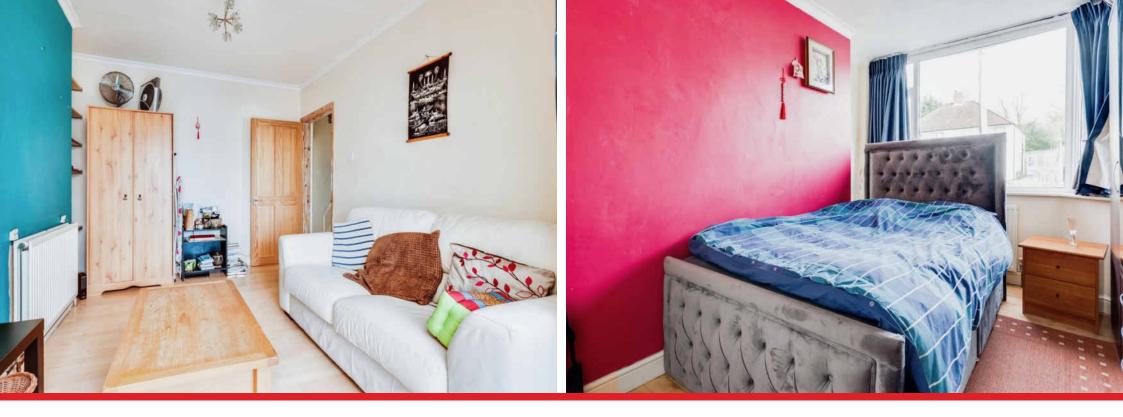
Bathroom

Double glazed window to the rear aspect, fitted white suite comprising a low level WC, pedestal wash hand basin, and bath with shower over. Tiled floor and walls. Radiator

Bedroom 1

11' 9" x 8' 10" Bay window. Radiator. Wooden flooring. Shelves.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Netherwoods, Risinghurst

Offered for sale with the peace of mind of no onward chain, a well presented one bedroom ground floor apartment with the benefit of a refitted kitchen and bathroom fitted with a white suite. The property is ideally located within a quiet no through road.

Offers In Excess Of

£210,000

EPC Rating: D Council Tax Band: B Tenure: Leasehold Years left on lease: 107



To view this property please contact us on

01865 763 501

or email headington@connells.co.uk

129-131 London Road, Oxford, Oxfordshire OX3 9HZ

CONNELLS.CO.UK





1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.