



Smith & Friends Estate Agents are delighted to be able to offer for sale this Victorian style four bed semi detached house situated within the popular location of Oxbridge.

Ropner Park is a short stroll away with the benefit of the café, tennis courts, and paly area. Early viewing comes highly recommended.

Briefly comprising entrance hall, two reception rooms, kitchen/breakfast room and bathroom to the ground floor. To the first floor are four bedrooms, bathroom and separate WC. A fixed staircase leads to the large attic bedroom.

Externally there is a great size walled garden to the front which is laid mainly to lawn with established trees and shrubbery to borders. To the rear is a walled courtyard and large garage.

For a viewing contact Smith & Friends Estate Agents - Stockton.

Richmond Road, Oxbridge, Stockton-On-Tees, TS18 4DT

4 Bed - House - Semi-Detached

£265,000

EPC Rating: D

Council Tax Band: C

Tenure: Freehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Richmond Road, Stockton-On-Tees, TS18 4DT



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

21 Bishop Street, Stockton-on-Tees, TS18 1SY

01642 607555

stockton@smith-and-friends.co.uk

www.smith-and-friends.co.uk



SMITH & FRIENDS
ESTATE AGENTS