



A two bedroom mid terrace house located in the popular Oxbridge area of Stockton only a short walk from Ropner Park. To be sold with tenant in situ. Tenant pays £400 per calendar month.

Marlborough Road is located off Oxbridge Lane within walking distance of local shops, a primary school, regular bus services and approximately one mile from Stockton town centre.

With the benefit of gas central heating and double glazing the accommodation briefly comprises: Entrance Hall with stairs to the first floor, Lounge with bay window, feature and square archway to Dining Room, fitted Kitchen, Rear Lobby, fully tiled Bathroom/wc with shower cubicle, Landing and two good sized Bedrooms. Enclosed yard to the rear.

Marlborough Road, Oxbridge, Stockton, TS18 4DB

2 Bed - House - Mid Terrace

£65,000

EPC Rating: D

Council Tax Band: A

Tenure: Freehold



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GROUND FLOOR

Entrance Hall

Lounge
11'10 x 10'8 (3.35m'3.05m x 3.05m'2.44m)

Dining Room
12'4 x 10'8 (3.66m'1.22m x 3.05m'2.44m)

Kitchen
13'0 x 6'4 (3.96m'0.00m x 1.83m'1.22m)

Rear Lobby

Bathroom/ wc
8'4 x 6'4 (2.44m'1.22m x 1.83m'1.22m)

FIRST FLOOR

Landing

Bedroom 1
10'0 x 14'0 (3.05m'0.00m x 4.27m'0.00m)

Bedroom 2
12'4 x 8'6 (3.66m'1.22m x 2.44m'1.83m)



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		
(81-91)	B		81
(69-80)	C	67	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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