

# Oregano Close, offers in excess of £250,000

- Semi Detached
- Two Bedrooms
- Garage
- Conservatory
- Low Maintenance Garden
- Close to Amenities
- Great Location
- EPC Rating: D









## **About the property**

Located in a quiet cul de sac on the edge of St Mellons is this charming two bedroom semi detached bungalow that is offered to the market in excellent order throughout. Benefits from having a large lounge, kitchen, wet room and a low maintenance garden and detached garage. Highly Recommended!

## **Accommodation**

#### **Entrance**

Enter via the front door into the hallway with access to all rooms. Radiator.

#### Lounge

16' 4" x 10' 8" ( 4.98m x 3.25m )

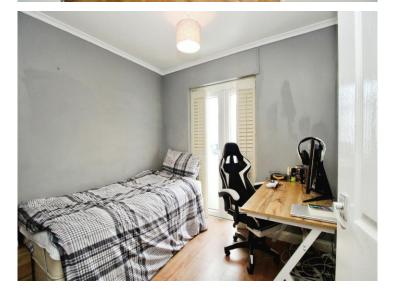
Upvc double glazed window to front. LVT flooring. Two radiators. Plastered walls and ceiling.

#### **Wet Room**

Upvc double glazed frosted window to side. Shower cubicle. Wash hand basin and a low level WC. Radiator. Non slip flooring.



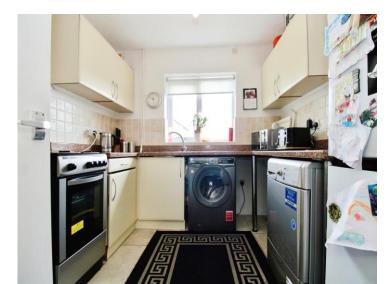






11' 3" x 10' 9" ( 3.43m x 3.28m )

#### **Bedroom Two**





Upvc double glazed doors to conservatory. LVT flooring. Radiator.

#### Conservatory

9' 7" x 9' 2" ( 2.92m x 2.79m )

Upvc double glazed windows and door to rear. Vinyl flooring. Radiator.

#### Garden

Enclosed rear garden and laid to paved patio. Access to the detached garage.

#### Garage

Detached garage with power and light.

8' 1" x 7' 8" ( 2.46m x 2.34m )

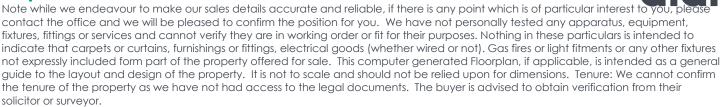


## **Floorplan**



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

## **Important Information**



Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let



