

Oxford Street £315,000

- WEST END
- CLOSE PROXIMITY TO PORTHKERRY PARK
 & ROMILLY PARK
- SEVERAL RECEPTION ROOMS SPACE FOR HOME OFFICE
- POTENTIAL TO CONVERT LOFT *stpp*
- Council Tax Band D
- EPC Rating: C









About the property

Comprising of hallway, living room, dining room, reception room, kitchen, landing, 3 bedrooms, family bathroom, enclosed rear garden.

Accommodation

Entrance Hall

UPVC glazed door, power points, laminate floor, radiator, stairs to 1st floor.

Living Room

14' 2" max x 12' 8" max (4.32m max x 3.86m max)

T.V. point, power points, radiator, laminate floor, bay window to front.

Dining Room

16' 1" max x 10' 3" max (4.90m max x 3.12m max)

laminate floor, power points, radiator, window to side

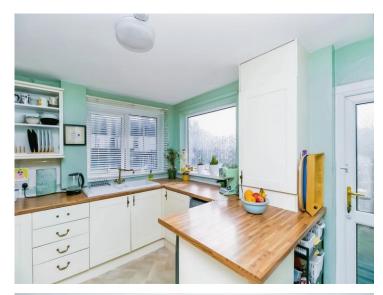
Reception Room

11'8" x 10'5" (3.56m x 3.17m)

laminate floor, power points, radiator, window to rear









Kitchen

11' 5" max x 11' 5" max (3.48m max x 3.48m max)

Matching wall and base units, complimentary work tops, inset sink, drain and mixer tap, gas hob, oven and cooker hood, space for utilities, power points, window to rear, door to rear garden.

Landing

Bedroom 1

16' 3" max x 14' 10" max (4.95m max x 4.52m max)

carpet, power points, radiator, bay window to front

Bedroom 2

10' 9" x 10' 7" max (3.28m x 3.23m max)

carpet, power points, radiator, window to rear

Bedroom 3

10'7" x 10'4" max (3.23m x 3.15m max)

carpet, power points, radiator, window to rear

Bathroom

W.C., wash hand basin, bath with shower attachment, tiled areas, window to side

Front Garden

wrought iron gate, court yard

Rear Garden

Patio area, brick and stone walls, gate to rear lane, outside tap



Floorplan



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.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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



