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Oxford Court, Market Rasen



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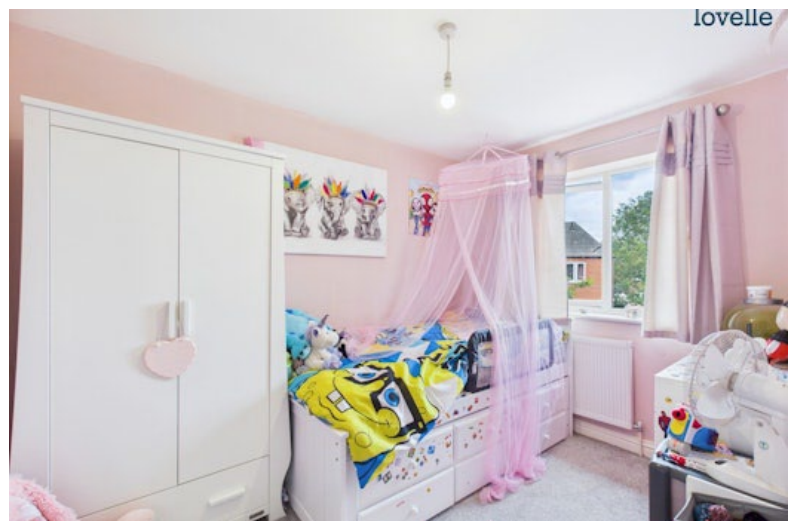
£175,000



MODERN 3 BED HOUSE, WITH GARDEN and OFF STREET PARKING - CLOSE TO AMENITIES This end of terrace house offers spacious accommodation, finished to a high standard. Lounge, Kitchen Diner, ground floor WC, 3 bedrooms and bathroom. Enclosed rear garden and allocated parking space.

Key Features

- Modern End of Terrace House
- Town Centre Location
- Close to Local Amenities
- Lounge, WC, Kitchen Diner
- 3 Bedrooms & Bathroom
- Good Sized Garden to Rear
- EPC rating B
- Tenure: Freehold





Situation

Market Rasen town is popular with walkers and there are great routes and trails just five minutes stroll from the town centre. You can also head out to Willingham Woods where there are numerous trails and paths for all ages and abilities. In the town centre you will find traditional and long-standing family run shops including ironmongers, butchers, menswear confectionery, bakery & fruit & veg. The town boasts high-quality and award winning places to eat for all budgets. Market Rasen is approximately 16 miles from Lincoln City and 15 miles from the market town of Louth. There are regular bus and train services.

Lounge

3.66m x 4.13m (12'0" x 13'6")

uPVC entrance door, double glazed window to front aspect, radiator and stairs to first floor accommodation

WC / Cloakroom

0.99m x 2.11m (3'2" x 6'11")

low level WC, vanity hand wash basin, tiled splash backs, vinyl flooring, radiator and double glazed window to front aspect

Kitchen Diner

4.53m x 3.65m (14'11" x 12'0")

a range of fitted wall and base units, electric oven, 4 ring hob, sink unit, space and plumbing for washing machine, laminate flooring, radiator, storage cupboard, double glazed windows to side and rear aspect and uPVC French doors

Landing

1.15m x 2.92m (3'10" x 9'7")

roof void access

Bedroom 1

4.12m x 2.73m (13'6" x 9'0")

2 double glazed windows to rear aspect and radiators

Bedroom 2

2.31m x 3.24m (7'7" x 10'7")

double glazed window to front aspect and radiator

Bedroom 3

2.15m x 2.05m (7'1" x 6'8")

double glazed window to front aspect and radiator

Bathroom

2.32m x 1.75m (7'7" x 5'8")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with shower over, tiled splash backs, vinyl flooring, heated towel rail and double glazed window to side aspect

Garden

having a larger than average garden for the development, being mostly laid to artificial lawn, with paved patio and pathway and large seating area and storage shed

Allocated Parking

2 allocated parking spaces to the front of the property

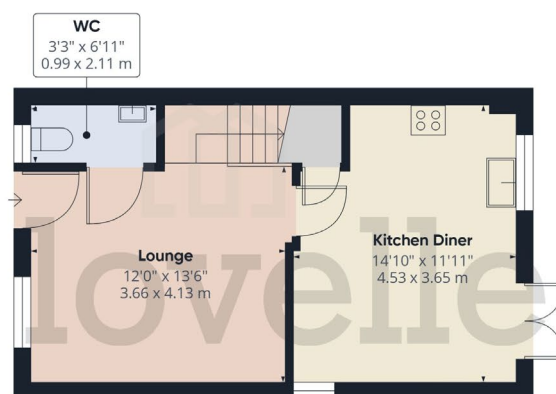
Development Fees

please note the property is subject to a maintenance fee of £300 per annum

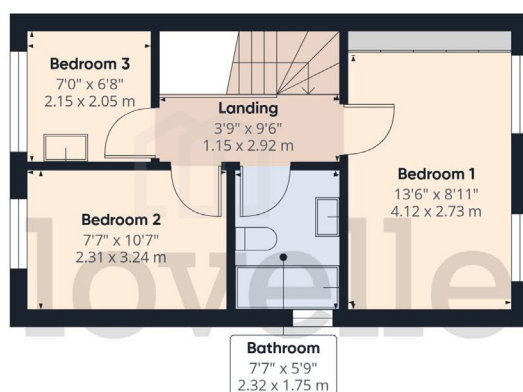
Agents Notes

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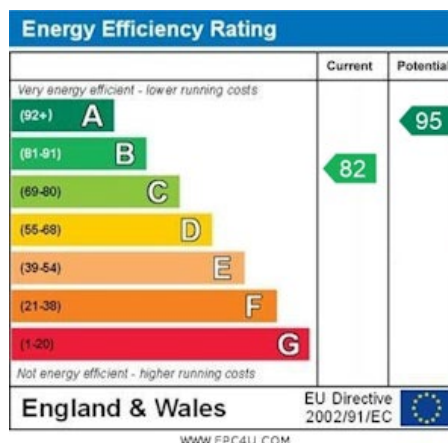
Ground Floor



Approximate total area[®]
721 ft²
66.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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