

OFFENHAM VILLAGE



House - Detached

THE CROSS, OFFENHAM, WR11 8RB

Asking Price

£349,950

FEATURES

- Detached Home
- Well Presented
- Two Reception Rooms
- Energy rating = D
- Village Location
- Double Glazed Sash Style Windows
- Rear Garden
- Council Tax Band = D



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3 Bedroom Detached home located in Offenham

Entrance Hallway

Obscured double glazed door to the front aspect, single panel radiator, wood effect flooring and stairs leading to the first floor. Leads to The Sitting Room & Dining Room

Sitting Room

12'8" x 11'6"

Double glazed sash bay window to the front aspect, wood effect flooring, modern wall radiator, picture rail and electric feature fire.

Dining Room

13'2" x 12'3"

Double glazed 'French' doors to the rear aspect, understairs storage, modern radiator, electric feature fire place and spot lights.

Kitchen

9'9" x 8'9"

Two double glazed windows to the side aspect, range of wall and base units with worktop over, one and a half bowl sink, drainer, mixer tap, splash back, built in electric hob with filter hood over, built in electric over and microwave, built in dishwasher, space for a fridge/freezer, modern radiator, spot lights and wood effect flooring. Leads to the Downstairs W/C/Shower Room

Downstairs W/C/Shower Room

Obscure double glazed window to the side aspect, shower cubicle, dual flush w/c, wash hand basin set into a vanity unit, tiled splash back, heated towel rail, spot lights and extractor fan.

Landing

Double glazed window to the side aspect and fitted carpet. Doors leading to All Bedrooms and Bathroom

Bedroom One

16'5" x 11'4"

Two double glazed sash windows to the front aspect, double fitted wardrobes, modern radiator and fitted carpet.

Bedroom Two

12'4" x 10'4"

Double glazed sash window to the rear aspect, double fitted wardrobes, picture rail, modern radiator and fitted carpet.

Bedroom Three

9'0" x 7'5"

Double glazed sash window to the rear aspect, modern radiator and fitted carpet.

Bathroom

Obscure double glazed sash window to the side aspect, roll top bath with telephone style shower fittings, low level w/c, pedestal wash hand basin, splash back, heated towel rail, tiled floor, spot lights and extractor fan.

Rear Aspect

Enclosed rear garden laid to lawn with beds and borders, block pave patio area, side gated pedestrian and vehicular access, courtesy lighting, outside cold water tap and three sheds.

Front Aspect

Block paved drive providing off road parking, courtesy lighting and storm porch.

Tenure Freehold

We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

Council Tax Band

Currently tax band 'D' this is subject to change during the conveyance if the property has been extended since 1st April 1991

Anti Money Laundering

We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the purchase of this or any other property two forms of identification will be required. Further information is available from our office.

NB

Whilst we endeavour to make our sale's details accurate, if at any point there is anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some distance to view the property. These particulars are not to form part of the sale contract and may be subject to errors and/or omissions. The agents did not verify the property's structural integrity, ownership, tenure, acreage, planning/building regulations, status, square footage or the availability/operation of services and/or appliances. The property is sold subject to any rights-of-way, public footpaths, wayleaves, covenants and any other issues or planning/building regulation matters which may affect the legal title. Prospective purchasers must satisfy themselves as to the particulars correctness and should seek legal validation of all matters prior to expressing any formal intent to purchase. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale contract. No person in this firm's employment has the authority to make or give any representation or warranty in any respect



Call us on

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Ground Floor



First Floor



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Council Tax Band = D

Energy Rating = TBC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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