

G-L 80 Oakburn Walk, Jamestown, G83

9NJ



Offers over

£138,500



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Description

Stunning **TWO BEDROOM GROUND FLOOR FLAT** located at Oakburn Walk, Alexandria. The property has been tastefully upgraded by the current owner with newly re-fitted kitchen, new floor coverings, upgraded bathroom, upgraded en-suite shower room and is freshly decorated throughout, the property is in true walk in condition.

Accommodation: bright entrance hallway with storage cupboard off, leading to the spacious formal lounge with French doors to Juliette Balcony, ceiling cornice, new grey carpeting, modern decorative finishes and trendy Led ceiling lighting.

Re-fitted (2026) kitchen with grey high gloss wall and base mounted units presented over three sides. Four burner gas hob, eye level electric oven, and chimney style extractor hood, washing machine, spaces for upright fridge/freezer and under unit tumble drier or dishwasher. Stainless steel sink and drainer with mixer tap assembly. Easy clean splash backs, co-ordinated work surface, emulsion finish to remainder with LED ceiling lighting. Wall mounted Vokera Combination boiler with room stat.

Bedrooms and Bathrooms: Front-facing master bedroom, wall-length fitted wardrobe with bi-fold doors, modernised en-suite shower room off comprising shower cubicle with new "Mira" electric shower inset, wash hand basin and close couple W.C. easy clean wet wall finish to full height at shower cubicle and emulsion finishes to remainder with LED ceiling lighting. Second rear facing double bedroom also with wall length fitted wardrobe assembly. Both bedrooms have ample floor area for additional furnishings. Modernised family bathroom comprising bath, wash hand basin and close couple W.C, ceramic wall tiling round bath area to waist height with emulsion finishes to remainder. LED ceiling lighting.

Additional benefits: New floor coverings throughout, redecorated throughout, new LED light fittings, new fitted kitchen, upgraded bathroom and en-suite, new central heating radiators, clean and tidy carpeted close with secure entry and residents' car parking, factored building.

We strongly recommend early viewing to fully appreciate the high standard of accommodation on offer. Walk in condition.

EPC:C78: 0264-1007-0203-1136-1204 **The home report is available from www.sbproperty.co.uk and Rightmove.**

Floorplan & Room Sizes



Lounge 4.5m x 5.1m (14'10" x 16'8")

Breakfasting Kitchen 3.65m x 2.95m (12'0" x 9'8")

Bedroom 1 3.65m x 3.2m (12'0" x 10'6")

en-Suite shower room 2.15m x 2.1m (7'1" x 6'11")

Bedroom 2 2.85m x 3.55m (9'5" x 11'7")

Bathroom 2.5m x 2.5m (8'2" x 8'2")







To view a copy of the home report please visit our website www.sbproperty.co.uk

PLEASE NOTE

These property details are set out as a general guideline only. They do not constitute any part of an offer or contract.

MEASUREMENTS: All measurements are taken with an electronic digital measuring device. We strongly advise all prospective purchasers take their own measurements before ordering carpets, blinds, furniture etc. **APPLIANCES:** The electrical, gas powered appliances and heating systems have not been tested as working by us, we recommend that you instruct your own independent evaluation of these. **FIXTURES AND FITTINGS:** All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. These particulars are believed to be correct, however their accuracy cannot be guaranteed.



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