OAKFIELD

# Hurstshaw Gardens, Vines Cross, TN21 9EP

**Price Guide £270,000**

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## Hurstshaw Gardens, Vines Cross, TN21 9EP

Guide Price: £270,000 - £280,000

Offered to the market in the highly desirable Vines Cross area, this two-bedroom terraced house presents a fantastic opportunity for first-time buyers, downsizers, or those seeking a semi-rural bolthole. While offering a blank canvas ready for personalisation with some light redecoration, this property provides a solid foundation for creating a comfortable and inviting home.

The ground floor features a bright and airy open-plan living/dining area, perfect for both relaxing and entertaining. This space seamlessly flows into the conservatory, extending the living space and providing access to the rear garden, which is predominantly laid to lawn.

Upstairs, you'll find two well-proportioned double bedrooms and a family bathroom complete with a shower over the bath.

Externally, the property benefits from a front garden and access to expansive communal lawns at the front, offering a wonderful sense of community and green space. A unique feature of this property is the ownership share of the sweet duck pond, enhancing the peaceful vibe of the area. Residents' parking and a garage en bloc provide convenient and plentiful off-road parking.

**Sitting room/Diner**
17'10" x 17'1" (5.44 x 5.23)

**Kitchen**
8'9" x 6'9" (2.69 x 2.08)

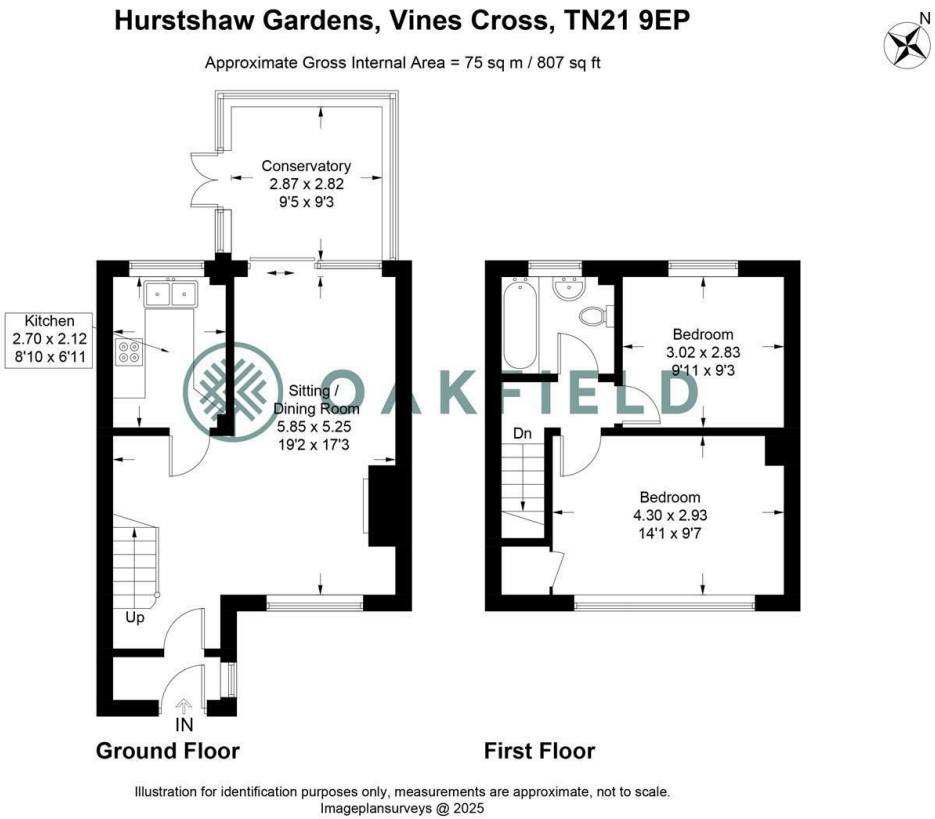
**Conservatory**
10'0" x 9'6" (3.05 x 2.90)

**Bedroom**
14'1" x 9'7" (4.30 x 2.93)

**Bedroom**
9'10" x 9'3" (3.02 x 2.83)

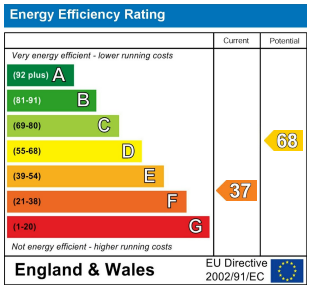
**Council Tax Band C - £2208**

## Floor Plan




## Area Map

## Energy Efficiency Graph




## Viewing

Please contact us on 01435 864233
if you wish to arrange a viewing appointment for this property or require further information.

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