



**pa** peter  
alan

## Oak Tree Drive, offers in excess of £200,000

- NO CHAIN
- Brand new conservatory
- Quiet, family-friendly location
- Not overlooked
- Council tax band C
- EPC Rating: C



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## About the property

This well-presented two-bedroom mid-terrace home offers comfortable, modern living in a very quiet and family-friendly area, making it an excellent choice for first-time buyers and investors alike.

The property benefits from a driveway at the front, providing convenient off-road parking. Upon entering, you are welcomed into a bright and inviting living room, ideal for relaxing or entertaining. The fitted kitchen offers storage and workspace, with easy access to a ground-floor WC for added practicality. Completing the downstairs accommodation is a brand new conservatory, which creates a fantastic additional living or dining space and overlooks the garden, allowing plenty of natural light to flow through the home.

Upstairs, the property features two double bedrooms, both well-proportioned and suitable for a range of furnishings. The family bathroom is neatly presented and serves both bedrooms comfortably.

Externally, the home boasts a decent-sized rear garden, perfect for outdoor dining, gardening, or family activities, while remaining low maintenance.

The property is energy efficient with an EPC rating of C and falls within Council Tax Band C, helping to keep running costs manageable.



## Accommodation

**Entrance Hallway**

**Cloakroom**

**Kitchen**

6' 6" x 8' 9" ( 1.98m x 2.67m )

**Living Room**

13' 9" x 12' 6" ( 4.19m x 3.81m )

**Conservatory**

8' 6" x 7' 10" ( 2.59m x 2.39m )

**Landing**

**Bathroom**

**Bedroom 1**

11' 6" x 10' 10" ( 3.51m x 3.30m )

**Bedroom 2**

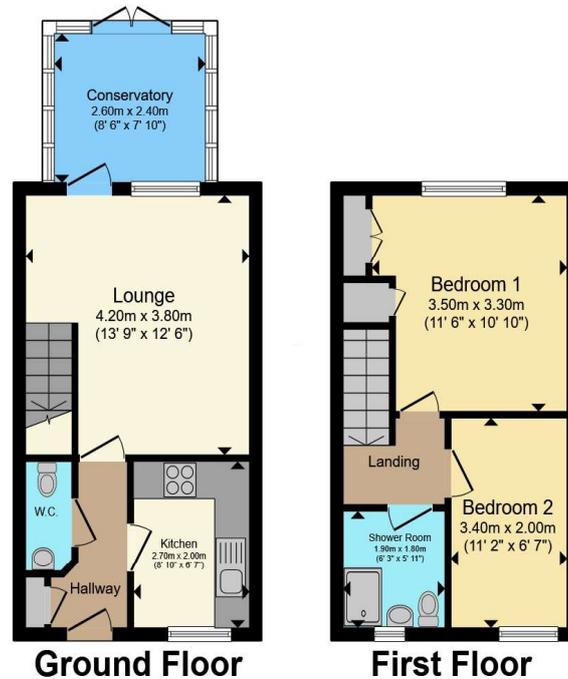
11' 2" x 6' 7" ( 3.40m x 2.01m )

**Garden**

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## Floorplan



Total floor area 60.8 m<sup>2</sup> (654 sq.ft.) approx

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