



## 2 OXFORD SQUARE, LOCKING

ASKING PRICE OF £237,500

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*your local property expert*

### PROPERTY FEATURES

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- OFF STREET PARKING
- GENEROUS GARDEN
- SOUGHT-AFTER LOCATION
- FREEHOLD PROPERTY

## 2 OXFORD SQUARE, BS24 7DP



Offered with no onward chain and with off street parking for two vehicles, this attractive two bedroom semi detached home delivers an impressive amount of space, natural light and versatility, making it ideal for first time buyers, downsizers or investors alike.

Beautifully bright and airy throughout, the accommodation begins with a welcoming entrance hall that leads into a spacious dual aspect lounge extending the full length of the property. This generous living space provides clearly defined areas for both relaxing and dining, with windows to the front and rear allowing light to flood in throughout the day. The dual aspect kitchen diner also runs the entire length of the home and offers ample worktop and storage space, along with plenty of room for a family dining table, creating a sociable and practical heart of the home.

Upstairs, the sense of space continues with two substantial double bedrooms, both featuring fitted wardrobes and offering comfortable proportions rarely found in a two bedroom property. A well appointed family bathroom serves the first floor, complemented by the added convenience of a separate WC.

Outside, the property truly excels. The generous rear garden is mainly laid to lawn and provides excellent

space for families, entertaining or gardening enthusiasts. There is a patio area for outdoor dining, a decked seating area for relaxing, a brick built storage and workshop space, a shed, and external power points, offering both practicality and flexibility.

To the side of the property, there is off street parking for two vehicles, adding further convenience.

It is uncommon to find a two bedroom home that offers such well balanced living space both inside and out, making this a superb opportunity not to be missed.

### LOCATION

Flowerdown Park in Locking is a unique and highly desirable development set within the historic grounds of the former RAF Locking. This heritage gives the area a distinctive character, with thoughtfully planned homes, open green spaces and a strong sense of identity.

The development is known for its peaceful surroundings, wide open areas and excellent walking routes, creating a relaxed and spacious environment. Locking itself offers a charming village feel, with local shops, schools and everyday amenities close at hand.

Flowerdown Park appeals to buyers seeking something a little different, combining modern, comfortable living with historical significance and a welcoming community atmosphere.

### HALL

14' 9" x 5' 10" (4.5m x 1.8m) Composite doors to front and rear, UPVC double glazed window to front, storage cupboard, stairs to first floor, access to all ground floor rooms, laminate wood flooring.

### LOUNGE

15' 1" x 10' 9" (4.6m x 3.3m) UPVC double glazed windows to front and rear, radiator, laminate wood flooring.

### KITCHEN/DINER

19' 0" x 8' 6" (5.8m x 2.6m) UPVC double glazed windows to front and rear, wall and floor mounted cupboards with countertop over, space and plumbing for cooker and washing machine with further potential for a dishwasher, radiator, tiled flooring.

### LANDING

UPVC double glazed window to rear, storage cupboard, stairs to ground floor, access to all first floor rooms, flooring laid to carpet.

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### BEDROOM

15' 1" x 10' 9" (4.6m x 3.3m) UPVC double glazed window to front, fitted wardrobe, radiator, flooring laid to carpet.



### BEDROOM

11' 5" x 9' 10" (3.5m x 3.0m) UPVC double glazed window to front, fitted wardrobe, radiator, flooring laid to carpet.



### BATHROOM

5' 10" x 4' 7" (1.8m x 1.4m) UPVC double glazed window to rear, bath with shower over, hand wash basin, tiled walls, vinyl flooring.



### WC

5' 2" x 2' 7" (1.6m x 0.8m) UPVC double glazed window to rear, low level WC, vinyl flooring.



### Council Tax:

Band B

### Local Authority:

North Somerset District Council

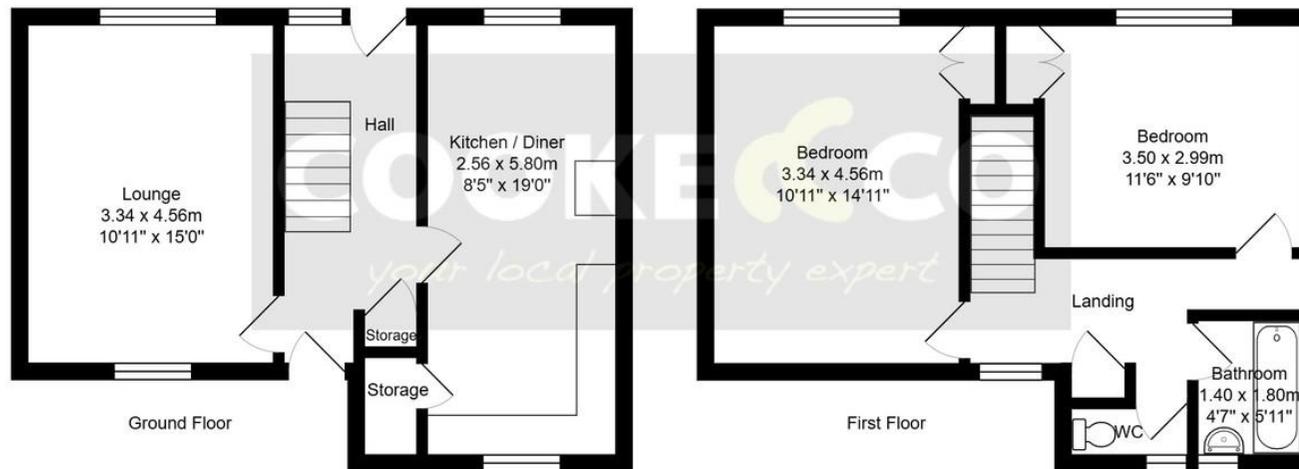


EPC TBC

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Total Area: 81.2 m<sup>2</sup> ... 874 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



## OFFICE CONTACT INFO

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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/tenants are advised to recheck the measurements.

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