

Viewing strictly by appointment with the sole selling agent Fox & Home

BOOK A VIEWING.



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Fox & home

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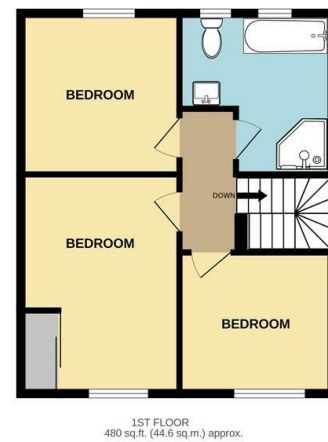
17 Oakwood Road

Haylands, PO33 3JT

£325,000

This spacious semi-detached family home is situated in a popular quiet residential area close to schools for all ages. The well appointed accommodation comprises; large reception area opening to conservatory, converted garage providing an ensuite bedroom or office area, fitted kitchen and car parking. Further benefits include: UPVC double glazing, gas central heating, large lawned garden backing on to public grass space and large workshop.





TOTAL FLOOR AREA: 1251 sq. ft. (116.2 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, fittings and appliances shown here are not guaranteed and no guarantee as to their operability or efficiency can be given.
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UPVC double glazed door to:

Entrance Hallway:

UPVC double glazed window to the side. Laminate flooring.

Bedroom Four/Office: 15'0" x 7'1" (4.57m x 2.16m)

Radiator. UPVC double glazed bow window to the front. Door to:

Ensuite:

Shower cubicle. Low level WC. Pedestal wash hand basin. Chrome towel rail. Fully tiled walls. Extractor fan.

Living Room: 14'0" x 12'0" (4.27m x 3.66m)

Radiator. UPVC double glazed window to the front. TV point. Large storage cupboard. Door to: Staircase.

Opening to:

Dining Room: 10'0" x 9'0" (3.05m x 2.74m)

Radiator. UPVC French doors to:

Conservatory: 13'0" x 10'0" max (3.96m x 3.05m max)

Tiled floor. Two radiators.

Kitchen: 17'6" x 9'0" (5.33m x 2.74m)

A range of fitted base and wall units with roll topped work surfaces. Range cooker. 1 1/4 Sink unit. Tiled floor. UPVC glazed door to garden. UPVC double glazed window overlooking the garden. Wall mounted gas fired boiler. Plumbing for washing machine.

First Floor

Landing:

Loft access.

Bedroom One: 12'3" x 8'7" plus (3.73m x 2.62m plus)

Radiator. Large range of wardrobes. UPVC double glazed window to the front.

Bedroom Two: 10'0" x 10'0" (3.05m x 3.05m)

Radiator. UPVC double glazed window to the rear.

Bedroom Three: 10'0" x 10'8" (3.05m x 3.25m)

Radiator. UPVC double glazed window to the front.

Bathroom:

Fully tiled walls. Freestanding bath with wall mounted taps. Low level WC. Wash hand basin with storage under. Shower cubicle. Chrome towel rail. Two UPVC double glazed windows to the rear. Radiator.

Rear Garden:

Large patio area. Access to front. Large lawn with fenced and hedged perimeter. Further raised deck area. Garden shed. Large workshop/office. The rear of this garden backs on to the local park.

Tenure: Leasehold - 832 Years remaining

Ground Rent: £0

EPC: C

Council Tax: Band C

Sell with Fox & home

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For a free no obligation valuation



Council Tax Band: Band C EPC Rating: C

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