

HARWOOD

THE ESTATE AGENT

01952 881010

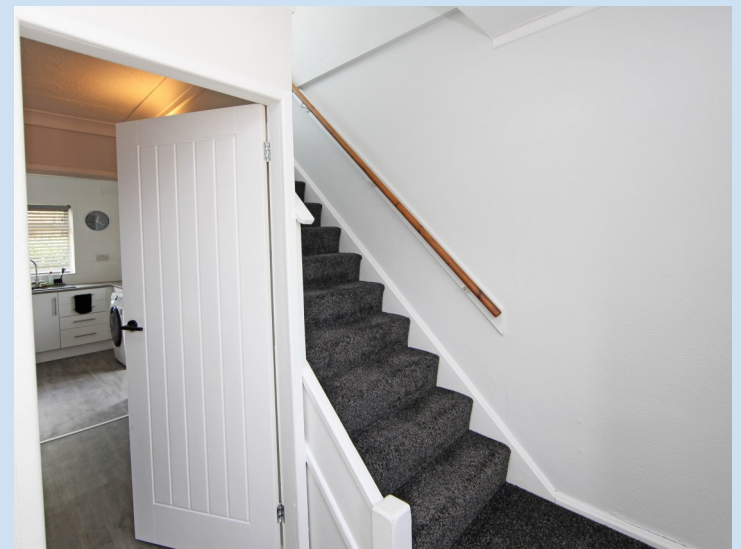
2 Oldcroft, Oakengates TF2 6HF



£ 2 0 5, 0 0 0 region

With easy access to local amenities, this two bedroom property is located in a quiet area but with good connectivity to the national road network. This well-arranged home offers a comfortable and practical layout across two floors, creating an ideal setting for everyday living. The ground floor centres around a welcoming hall that leads into a bright lounge, a relaxing space with a natural flow through to the dining room. From here, double doors open into the conservatory, adding an extra living area that connects the house beautifully with the garden. The kitchen sits just off the dining room, offering a functional and well-planned workspace with access to a useful store and the rear of the property. The layout works effortlessly for family life, entertaining, or simply enjoying the day-to-day rhythm of the home. Upstairs, the property provides three bedrooms arranged around a central landing, each offering its own character and flexibility for sleeping, working, or dressing space. A family bathroom completes the first floor. Overall, this is a home with a straightforward, balanced layout and a warm, inviting feel, ready for a new owner to make their own.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

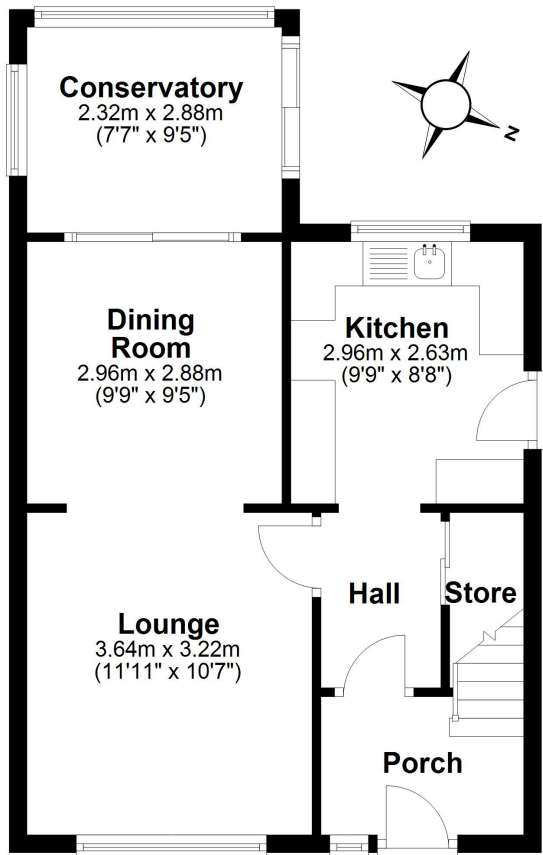






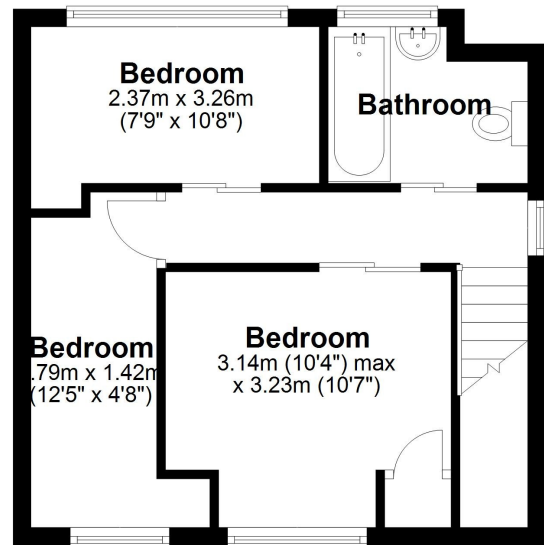
Ground Floor

Approx. 44.6 sq. metres (479.7 sq. feet)



First Floor

Approx. 34.1 sq. metres (366.6 sq. feet)



Total area: approx. 78.6 sq. metres (846.3 sq. feet)

Tenure Freehold **Council tax** Band B

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 7th May 2026