



Bessborough Road, Oxton, CH43

Guide Price £257,250

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

All rooms are big and bright and we were particularly taken with the sizes of the bedrooms, the gorgeous bathroom and the utility room. And of course if you needed even more space you could always consider converting the integral garage here, a garage with very useful storage within its loft space. A spacious hall leads to a nice big bright front living room whilst the rear dining room opens onto a conservatory and to the south facing rear garden.

For directions please Sat Nav: CH43 5RW, as we said, nice and close to the village.

Tenure: Freehold

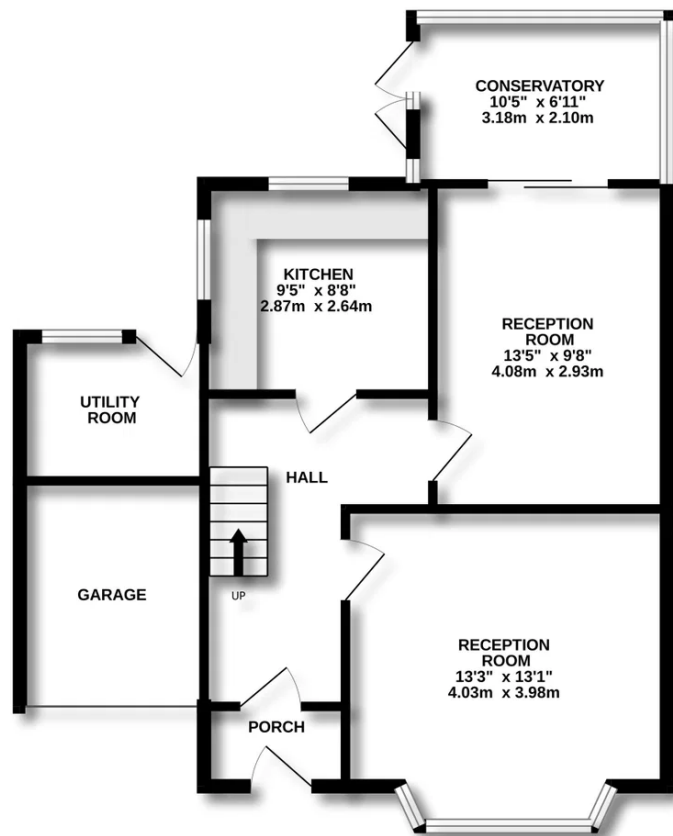
Council Tax Band: B



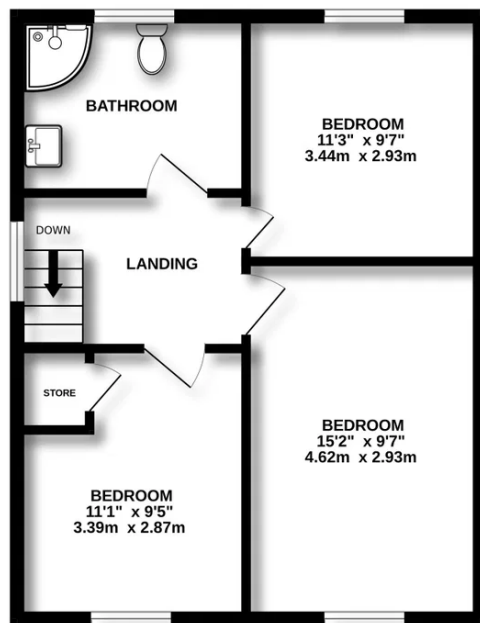




GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1144 sq.ft. (106.3 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



- These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.
- Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.
- No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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