



**Taylors**



Tansley Hill Road, Oakham, Dudley, DY2 7EP

Offers In Region Of £315,000

3 1 2





This VERY WELL PROPORTIONED, ATTRACTIVE & BAY FRONTED, THREE BEDROOM, DETACHED RESIDENCE is superbly situated within the ESTABLISHED & SOUGHT AFTER area of OAKHAM, and furthermore encompasses a CHARMING & VERY WELL ARRANGED layout of accommodation with both Double Glazing & Gas Central Heating. This DECEPTIVELY SPACIOUS PROPERTY is for sale with NO UPWARD CHAIN, and additionally offers GROWING FAMILIES or the more discerning first time buyers an EXCITING OPPORTUNITY to purchase a WONDERFUL FAMILY HOME within this DESIRABLE RESIDENTIAL LOCATION, which has an EXCELLENT RANGE of LOCAL AMENITIES, Regular Transport Links & POPULAR SCHOOLING Close by. An EARLY VIEWING is essential if to appreciate the accommodation on offer, which combined with having LOVELY DISTANT VIEWS to the rear, in brief comprises: Entrance Porch, Reception Hall, Attractive Bay Fronted Sitting Room being DUAL ASPECT to a Spacious Dining Room Area, Fitted Kitchen, Landing, Three Well Proportioned First Floor Bedrooms & House Shower Room. Furthermore with Gated Driveway which provides OFF ROAD PARKING, Garage & Secluded Rear Garden with Initial Patio Area for Alfresco Dining.

ROOM DIMENSIONS

GROUND FLOOR

Entrance Porch

Reception Hall

Bay Fronted Sitting Room - 4.13m x 3.34m (13'6" x 10'11")

(Measurements taken at widest available points)

Spacious Dining Area - 3.77m x 3.33m (12'4" x 10'11")

(Measurements taken at widest available points)

Fitted Kitchen - 3.8m x 2.22m (12'5" x 7'3")

FIRST FLOOR

Landing

Bedroom 1 - 4.04m x 3.1m (13'3" x 10'2")

(Measurements taken at widest available points)

Bedroom 2 - 3.92m x 3.35m (12'10" x 10'11")

(Measurements taken at widest available points)

Bedroom 3 - 2.04m x 1.89m (6'8" x 6'2")

House Bathroom - 2.12m x 1.63m (6'11" x 5'4")

OUTSIDE

Gated Driveway

Garage

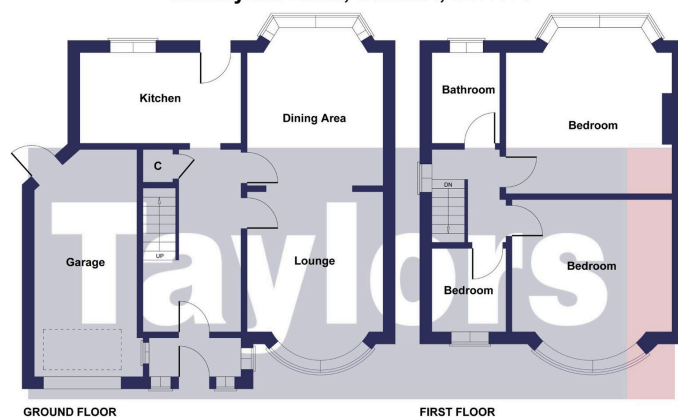
Secluded Rear Garden



EPC: E. Council Tax Band: D. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at



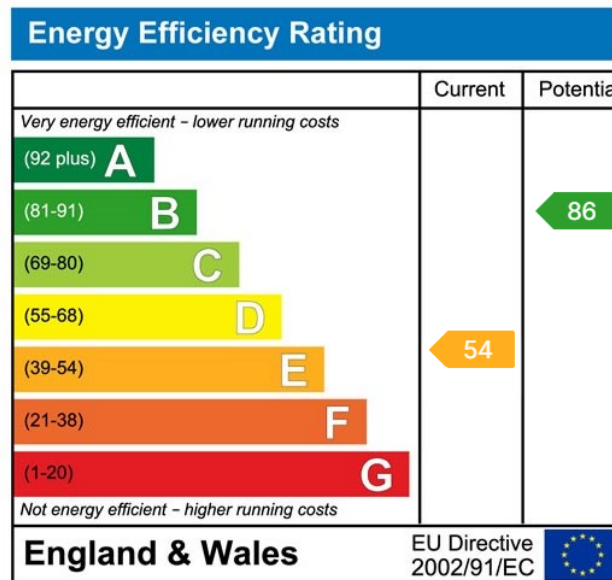
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FOR GUIDE PURPOSES ONLY:  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).



- PERFECT FOR GROWING FAMILIES
- NO UPWARD CHAIN
- SUPERBLY SITUATED WITHIN THE SOUGHT AFTER AREA OF OAKHAM
- EARLY VIEWING ADVISED
- THREE WELL PROPORTIONED FIRST FLOOR BEDROOMS
- GATED DRIVEWAY & GARAGE
- SECLUDED REAR GARDEN
- EXCELLENT RANGE OF POPULAR SCHOOLING CLOSE BY
- WONDERFUL DISTANT REAR VIEWS
- VERY WELL ARRANGED, ATTRACTIVE & BAY FRONTED, DETACHED RESIDENCE



**MISREPRESENTATION ACT 1967:** These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.