

OAKFIELD

Smith Close, Ninfield, TN33 9RB

£1,200 Per Calendar Month

2 1 1 D

Smith Close, Ninfield, TN33 9RB

Situated in a pleasant semi-rural location within the village of Ninfield, this well-presented two-bedroom semi-detached house is ideally positioned for access to local amenities and falls within the catchment areas for Ninfield Primary School and Claverham Community College, making it an appealing choice for those seeking village living.

Upon entering through the porch, you are welcomed into an entrance hall leading through to a modern fitted kitchen with an electric oven and a spacious living room with direct access to the rear garden.

To the first floor, the property offers two well-proportioned bedrooms and a white bathroom suite, complete with a shower over the bath.

Further benefits include electric heating, double glazing, a private driveway providing off-road parking and a rear garden.

Please note:
An annual household income of £36,000 will be required for the affordability criteria of this property.

























Living Room
14'1" x 11'11" (4.29m x 3.63m)

Kitchen
12'0" x 5'10" (3.66m x 1.78m)

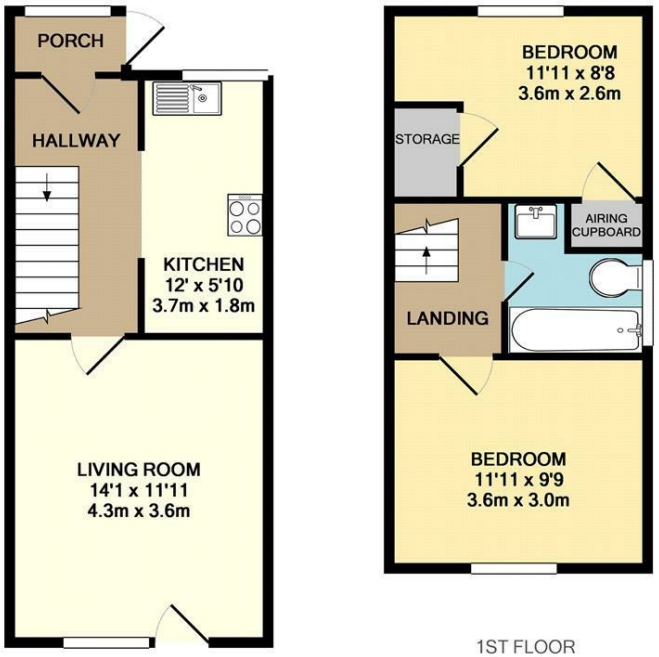
Bedroom One
11'11" x 9'9" (3.63m x 2.97m)

Bedroom Two
11'11" x 8'8" (3.63m x 2.64m)

Bathroom

Council Tax Band B - £2,122.11 Per Annum

Floor Plan

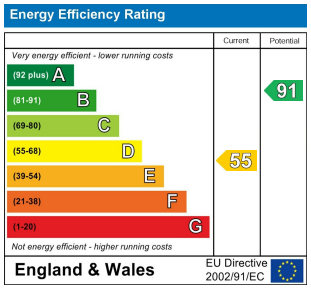


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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
Made with Metropix ©2016

Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01424 817075
if you wish to arrange a viewing appointment for this property or require further information.

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.

12 Sackville Road, Bexhill on sea, East Sussex, TN39 3JL
bexhill@oakfieldproperty.co.uk
01424 817075
www.oakfieldproperty.co.uk