



Oxclose, Bretton PE3 8JR

£220,000



*** WELL PRESENTED 4 BEDROOM HOME *** " Offers are invited in excess of £220,000 for this 4 bedroom semi-detached family home. Situated in a popular location within easy access of the local shops and bus routes, this home benefits from a spacious kitchen/diner, cloakroom, lounge, study/bedroom 4, bathroom and 3 bedrooms. EPC Energy Rating - D/Council Tax Band - A".

ENTRANCE

Door to front, stairs to 1st floor and radiator.

KITCHEN/DINER

17' 6" x 10' 8" (5.33m x 3.25m) APPROX. Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, space for washing machine, space for fridge freezer and space for cooker. UVPC double glazed windows to front and rear. French doors to rear.

LIVING ROOM

15' 2" x 11' 3" (4.62m x 3.43m) APPROX. UVPC double glazed window to rear and 2 radiators.

WC

Fitted with a two piece suite comprising low level W/C and wash hand basin. UPVC double glazed window to front.

BEDROOM 4

8' 8" x 8' 8" (2.64m x 2.64m) APPROX. UVPC double glazed to side and side.

1ST FLOOR LANDING

UVPC double glazed window to front, 2 x cupboard.

BEDROOM ONE

11' 6" x 10' 7" (3.51m x 3.23m) APPROX. UVPC double glazed window to rear.

BEDROOM TWO

11' 6" x 9' 8" (3.51m x 2.95m) APPROX. UVPC double glazed window to rear and radiator.

BEDROOM 3

11' 4" x 5' 5" (3.45m x 1.65m) APPROX. UVPC double glazed window to rear and radiator.

BATHROOM

Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin, bath with shower over, and heated towel rail. Window to front

OUTSIDE

The rear of the property is mainly laid to lawn with fencing. Shed and gazebo area.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

