

£369,995  
Freehold



**THOMAS CONNOLLY**  
ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT



## Summary of Property

OPEN HOUSE TAKING PLACE 10AM 24TH OF FEBRUARY.

Thomas Connolly Estate Agents are delighted to present this two bedroom semi-detached property situated in the sought after location of Oakgrove, within popular school catchment and local amenities including Waitrose & Costa Coffee.

The accommodation in brief comprises; ground floor - entrance hall, downstairs cloakroom, kitchen and sitting room. The first floor offers two bedrooms, en-suite shower room and a family bathroom. This property also benefits from a rear garden and parking for two cars.

Please note there is a £247pa service charge for road maintenance.

## Room Descriptions

### GROUND FLOOR

#### SITTING ROOM

19' 4" x 10' 4" (5.89m x 3.15m)

#### KITCHEN

8' 5" x 13' 6" (2.57m x 4.11m)

#### CLOAKROOM

### FIRST FLOOR

#### BEDROOM ONE

10' 8" x 10' 7" (3.25m x 3.23m)

#### ENSUITE TO MAIN BEDROOM

#### BEDROOM TWO

10' 3" x 11' 8" (3.12m x 3.56m)

#### MAIN BATHROOM

### PARKING TO THE FRONT FOR TWO CARS

### REAR GARDEN

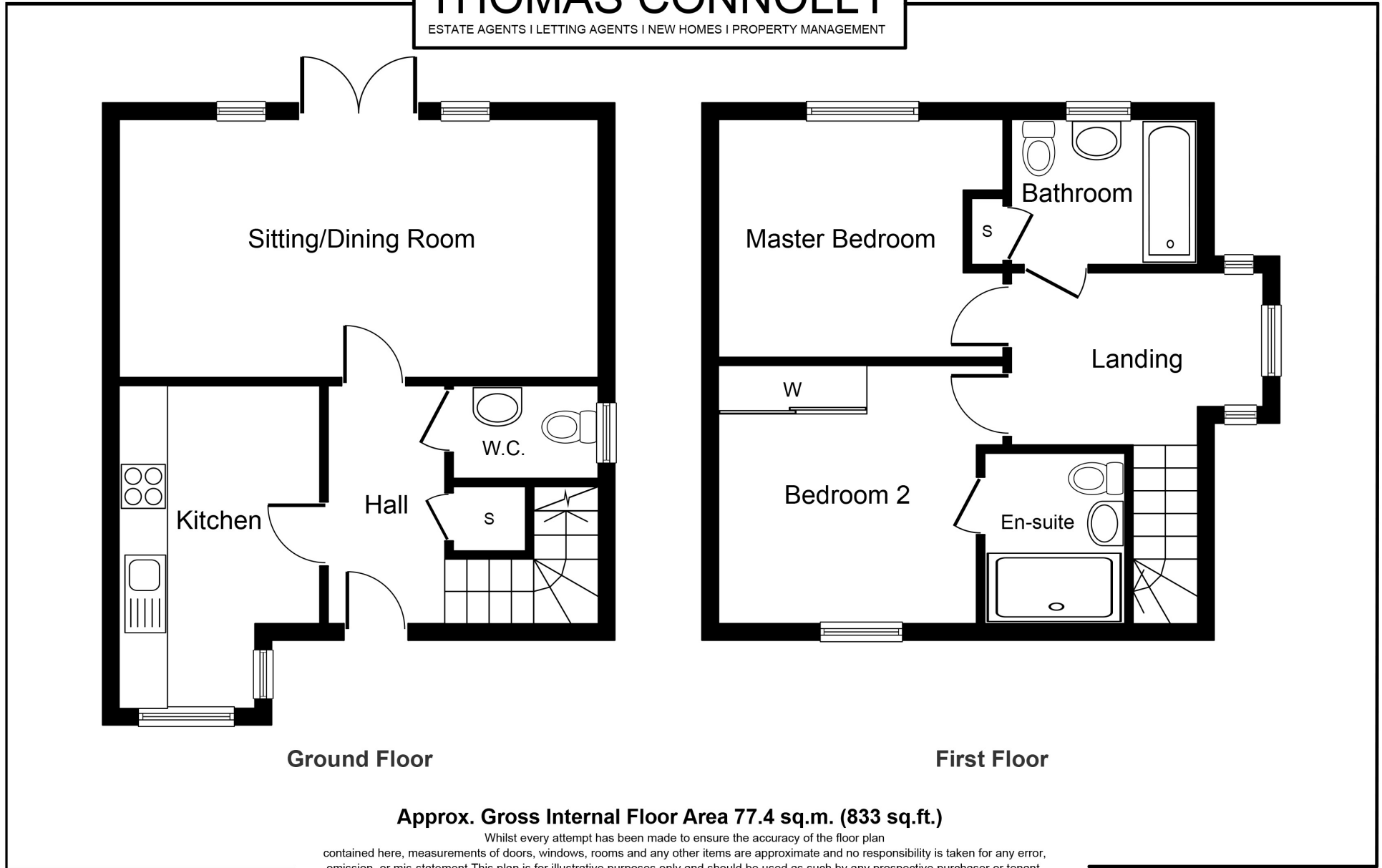
### PLEASE NOTE

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Thomas Connolly Estate Agents advise perspective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor



# THOMAS CONNOLLY

ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT



Ground Floor

First Floor

**Approx. Gross Internal Floor Area 77.4 sq.m. (833 sq.ft.)**

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2024 | [www.houseviz.com](http://www.houseviz.com)