

Conifer Way, Oaktree Park, Locking, BS24 8RL



- **Double Park Home**
- **2 Bedrooms**
- **Kitchen**
- **Lounge/Diner**
- **Shower Room**
- **Double Glazing & GCH**
- **Allocated Parking**
- **Large Rear Garden**

£135,000

Rachel J Homes is delighted to present this Lovely double park home which is situated within the countryside of Locking. If you are looking for somewhere that offers a beautiful larger than average private garden then make sure this is on your list to view. The accommodation briefly comprises of, Kitchen, Lounge/diner, Two Bedrooms, shower room, South/West Facing Rear Garden, Parking. Added benefits of this lovely home include double glazing, gas central heating, and no onward chain. Accompanied viewings - CALL NOW but BE QUICK!!

Front

Laid to gravel with mature shrubs, access to rear from both sides, steps to;

Kitchen

UPVC double glazed window to side, range of wall and base units with worktop over and tiled splash back, stainless steel sink and drainer with mixer tap over, built-in double oven and microwave, plumbing for washing machine, space for fridge freezer, larder cupboard, storage cupboard housing combi boiler and shelves, laminate flooring, door into Lounge/Diner



Dining Area 9'4" by 7'0" (2m 85cm x 2m 13cm)

UPVC double glazed window to front and side, radiator, laminate flooring, archway through to;



Lounge 19'10" by 9'4" (6m 5cm x 2m 85cm)

UPVC double glazed window to front and side, radiator, gas feature fire with surround and mantle, T.V. point.



Inner Hallway

UPVC part glazed entrance door, radiator, storage cupboard, doors off.

Shower Room 7'6" by 5'7" (2m 29cm x 1m 71cm)

UPVC double glazed window to side, radiator, double shower cubicle, pedestal wash hand basin, low level W/C, wood effect vinyl flooring, part tiled walls.

Bedroom 1 12'7" into Alcove by 9'5" (3m 83cm x 2m 88cm)

UPVC double glazed window to rear and side, radiator, T.V. point.

Bedroom 2 9'5" by 7'1" (2m 87cm x 2m 16cm)

UPVC double glazed doors onto raised decking, radiator.



Rear Garden approx. 50ft long

Enclosed by fence and hedges, patio area, mostly laid to lawn, fishpond, mature shrubs, outside tap, 2 storage sheds, access gate to both sides, electric point.

Agents Note

All measurements are approximate and cannot be relied upon. All items in photos are not included unless specifically stated. Rachel J Homes have not tested any equipment or services & cannot verify the working order. Any references to the tenure of a Property and/or to any service or other charges are based on information supplied by the Seller and has not been verified. Checking the availability and booking an appointment with Rachel J Homes is advised prior to travelling to see any property.

The Floorplan &/or EPC Rating are provided on behalf of the seller of the property by a third party and delivered to Rachel J Homes to use as a guide only and cannot be relied upon. Rachel J Homes assumes no liability or offers no warranty as to the accuracy or validity of the information and provides them for general guidance purposes only.

Additional Information

Site Fee £194.39 per month - includes water.

Over 50's site

NB - This property is owned by someone related to a member of staff at Rachel J Homes.

Parking

One allocated parking space in private car park.



