



## Oakridge, offers over £250,000

- Two Bedrooms
- End of Terrace/Corner Plot
- Detached Outbuilding/Garage/Home Office
- Off Road Parking for Two Cars
- No Ongoing Chain
- EPC Rating: Awaited



 2  1  1



## About the property

A two bedroom end of terrace home situated on a good size corner plot in a quiet cul-de-sac with off road parking for two cars, a private rear garden, potential to extend to the side (subject to planning permissions), a detached garage/home office and no ongoing chain.

## Accommodation

### Entrance Hall

Accessed via a double glazed front door, stairs to the first floor, radiator, fitted carpet.

### Lounge

15' 3" x 13' ( 4.65m x 3.96m )

Narrows to 10'1" Double glazed window to the front, television point, telephone point, radiator, laminate flooring, coved ceiling.

### Kitchen / Diner

13' 2" x 7' 1" ( 4.01m x 2.16m )

White UPVC double glazed stable door and window to the rear garden, fitted with a modern range of wall and base units with worktops, inset stainless steel sink unit with mixer tap and drainer, plumbed for washing machine, integrated stainless steel gas hob, electric oven and cooker hood, breakfast bar, wall mounted heating boiler, radiator, tiled floor.



## Landing

Loft access, airing cupboard, double glazed window, fitted carpet.

## Bedroom One

10' 6" x 10' 4" to wardrobe door ( 3.20m x 3.15m to wardrobe door )

Double glazed window to the front, deep fitted wardrobes, radiator, telephone point, fitted carpet.

## Bedroom Two

6' 4" x 12' ( 1.93m x 3.66m )

Narrows to 9'5" Double glazed window to the rear garden, radiator, fitted carpet.

## Bathroom

Double glazed window to the rear, a white three piece suite comprising a panelled bath with rain head shower, mixer tap and attachment, vanity unit with inset wash hand basin and storage, low level w.c., radiator, shaver point, laminate floor.

## Outside

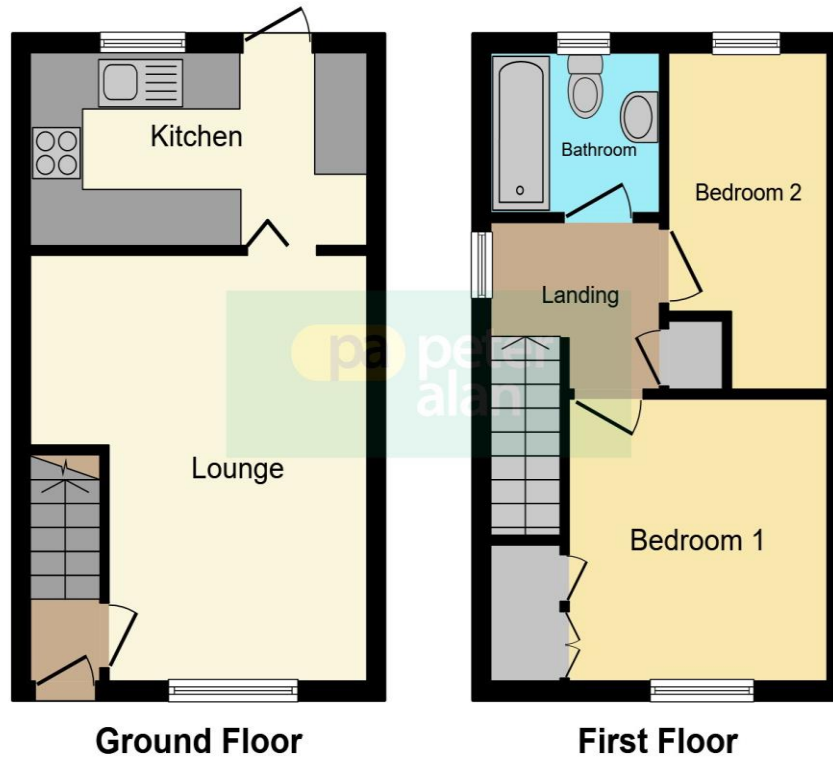
The front is lawned with a covered porch and driveway, side gate access. The side has an additional parking space, enclosed fencing and a detached outbuilding/home office/gym/annex which is in two parts (10'1" x 7'4 and 7'9" x 3'11") Double glazed window and door (please note there is currently no vehicle access to the outbuilding). The rear is private with enclosed fencing, water tap and a large patio.

To the side of the garage there is a lean-to style enclosed secure polycarbonate clear roof dog kennel/storage area.

02920 618552

llanishen@peteralan.co.uk

## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let