

FOR SALE



Oxford Close, Worcester

2 Bedrooms, 1 Bathroom, Semi-Detached House

£200,000





- Vacant & No Onward Chain
- Generous Corner Plot
- Freehold tenure
- 780sqft + Conservatory
- Close to Worcester Royal Hospital
- Large Garden Backing onto Woodland
- 2 double bedrooms & Bathroom

LOCATION This lovely family home can be found within a quiet cul de sac in a well established and sought after residential area in close proximity to local amenities, popular schooling, bus links, and just a few minutes' drive to Worcestershire Royal Hospital, and Junction 6 of the M5 Motorway Network.

DESCRIPTION **VACANT & NO ONWARD CHAIN**
 This freehold two double bedroom semi detached family home benefits from a larger than average corner plot and can be found in a well established and popular cul de sac location within easy reach of the Royal Hospital, local schooling and M5 Motorway network.

This well appointed property offers great potential and accommodation of approximately 780sqft plus a double glazed conservatory, briefly comprising: reception hallway; fitted kitchen; large through living room; two double bedrooms with built-in wardrobes; and a bathroom.

In addition the property benefits from gas-fired central heating, PVC double glazing and large private side and rear gardens backing onto woodland and with a lovely westerly aspect..

The defects of the original non-traditional Wates construction were rectified in 1994 to specifications of a structural engineer commissioned by Halifax plc.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Vacant & No onward chain
 Freehold tenure
 Approx 780sqft + Conservatory
 Council tax band A, with an improvement indicator
 EPC rating band E
 Large westerly garden
 Gas-fired central heating
 PVC double glazing

GROUND FLOOR

RECEPTION HALLWAY 3.16m x 0.96m < 1.79m (10'4" x 3'1" < 5'10")

LIVING ROOM 6.35m x 2.79m < 3.67m (20'10" x 9'2" < 12'0")

DOUBLE GLAZED CONSERVATORY 3.45m x 2.49m (11'4" x 8'2")

FITTED KITCHEN 3.13m x 2.70m (10'3" x 8'10")

FIRST FLOOR

LANDING 1.93m x 1.41m (6'4" x 4'7")

BEDROOM ONE 3.23m x 3.61m x 2.90m < 3.51m (10'7" < 11'10" x 9'6" < 11'6")

BEDROOM TWO 4.57m x 5.65m x 2.79m (15'0" < 18'6" x 9'2")

BATHROOM 2.31m x 1.65m (7'7" x 5'5")

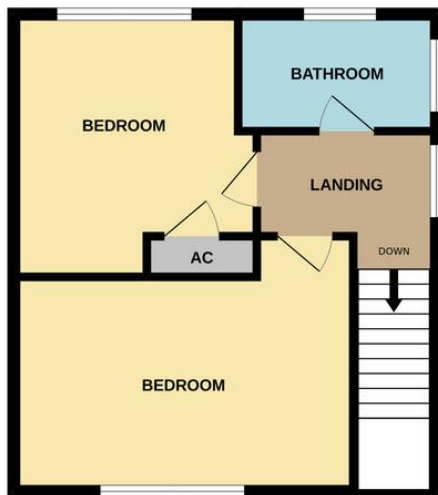
OUTSIDE

PARKING There is currently no off-road parking at the property.

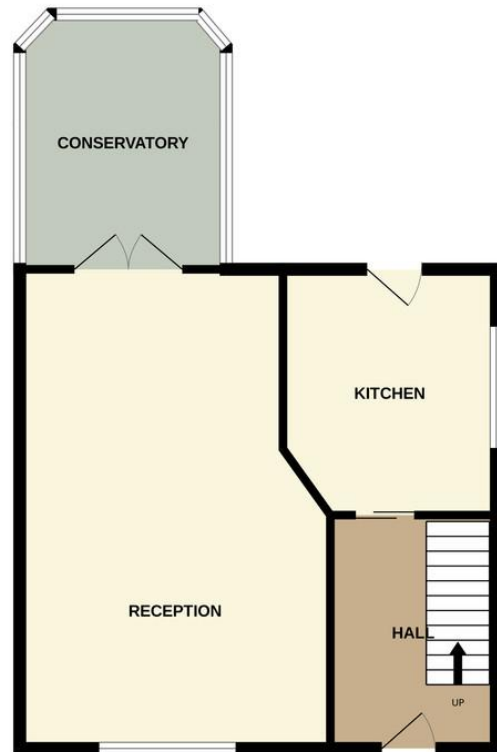
GARDENS The house stands behind a front garden landscaped for ease of maintenance. The property benefits from large private side and rear gardens, backing onto woodland and having a lovely westerly aspect.



FIRST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Martin & Co Worcester

45 Foregate Street • Worcester • WR1 1EE
T: 01905 619890 • E: worcester@martinco.com

01905 619890

<http://www.martinco.com>



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