



Oxnam Crescent

Spital Tongues

- Mid Terrace House
- Three Storey
- Four Bedrooms
- Front Garden and Rear Yard
- Freehold

OIEO £ 325,000



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Oxnam Crescent

Spital Tongues

A delightful mid terraced town house which retains period features whilst having been stylishly modernised and upgraded. It is located in a crescent with an open aspect and is within walking distance to the RVI, there are local shops close by, and the city centre is easily accessible, offering a wealth of shopping and entertainment facilities. There is also easy road access onto the Western bypass and the central motorway. The property has an entrance lobby, hallway, living room, dining room and kitchen. The first floor has two double bedrooms and a bathroom/w.c whilst the second floor has a further two bedrooms and the shower room/WC. Externally, there is a front garden and a yard to the rear.

Vestibule – Entrance door, picture rail, coving to ceiling

Entrance Hall – Staircase with spindle banister leading to first floor, picture rail, coving to ceiling, telephone point, radiator

Lounge – 11'7 x 15'2 (3.53m x 4.62m) – Double glazed bay window to front, wooden fire surround with marble inset and hearth, electric fire, 2 alcoves, coving to ceiling, decorative ceiling with ceiling rose, picture rail, television aerial point, radiator

Dining Room – 15'2 x 12'5 (4.62m x 3.78m) – Double glazed window to front, wood fireplace with tiled inset, electric fire, 2 alcoves, under stairs cupboard, radiator

Kitchen – 10'1 x 7'0 (3.07m x 2.13m) – Fitted with a range of wall and base units, part tiled walls, single drainer sink unit, built in electric oven, built in gas hob, space for auto washer, radiator, double glazed window and double glazed door to rear

Bedroom 1 – 15'7 x 13'1 (4.75m x 3.99m) – Double glazed window to front, marble fire surround, 2 alcoves, coving to ceiling, decorative ceiling with ceiling rose

Bedroom 2 – 12'0 x 12'5 (3.66m x 3.78m) – Double glazed window to rear, cast iron fire surround, 2 alcoves

Bathroom / WC – White 3 piece suite comprising, panelled bath with mains fed shower over, pedestal wash hand basin, part tiled walls, low level WC, double glazed frosted window to rear, airing cupboard housing combination boiler

Second Floor

Bedroom 3 – 13'9 x 8'5 (4.19m x 2.57m) – Dormer window to front, radiator

Bedroom 4 – 13'9 x 8'3 (4.19m x 2.52m) – Double glazed dormer window to rear, radiator

Shower Room / WC – White 3 piece suite comprising, step in shower cubicle with electric shower, wash hand basin, low level WC

External – Front Garden and Rear Yard

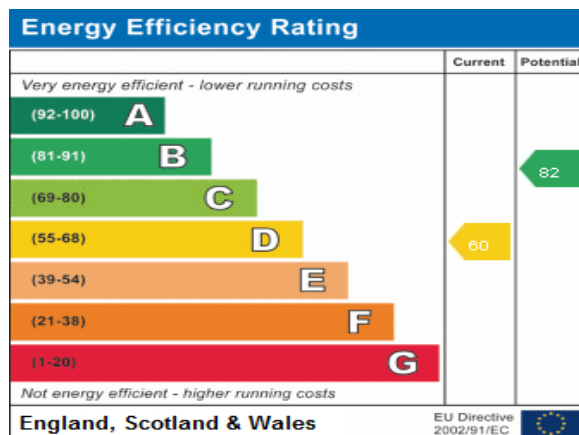
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: C

EPC Rating: D

JR3586/MJ/HW/23.08.22/V.1



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