



27 Oxford Road
Goole, DN14 6NX

Asking Price Of £162,500

Property Features

- Well presented End Terrace House in popular location
- 15' Lounge & 16' Dining Kitchen
- 2 Double Bedrooms & Bathroom
- Gas CH, UPVC DG, Off Street Parking & rear Garden
- Within walking distance of Town Centre amenities



Full Description

SITUATION

From the Railway Crossing traffic lights in the centre of Goole take Boothferry Road to the Green Horn Corner traffic lights and turn right into Airmyn Road. Take the first right turn into Centenary Road and then the fourth left turn into Oxford Road where the property will be found on the left handside clearly marked by one of our distinctive For Sale Boards.

THE PROPERTY

This consists of a well presented End Terrace House being situated in a popular location within easy reach of Goole Town Centre and all local amenities. The good sized accommodation which has been much improved throughout presently comprises:



GROUND FLOOR

ENTRANCE HALL

Composite front door, radiator and enclosed staircase to the first floor.

LOUNGE 15' 6" x 12' 9" (4.72m x 3.89m)

Feature chimney breast recess, radiator and bay window to front.



INNER LOBBY

Understairs recess.

DINING KITCHEN 16' 0" x 8' 9" (4.88m x 2.67m)

Range of units comprising sink unit, base units with worktops, pan drawers and wall cupboards. Built in oven and ceramic hob with chimney extractor over. Plumbing for auto washer. Radiator, down lighters and UPVC door to the rear Garden.



FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Entrance Hall and opening from the Landing are:

FRONT BEDROOM 14' 0" x 10' 0" (4.27m x 3.05m)

Range of built in wardrobes, radiator, bay window to front and leading to:

BOX ROOM

Gas Central heating boiler.

REAR BEDROOM 10' 6" x 8' 9" (3.2m x 2.67m)

Radiator.

BATHROOM

White contemporary suite comprising panelled in bath, vanity washbasin and low flush WC. Shower overbath with side screen. Heated towel rail and linen cupboard.

TO THE OUTSIDE

Off Street PARKING SPACE to front.

Enclosed lawned Garden to rear with patio area and decked area.

2 Outhouses.

Garden Shed

SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

COUNCIL TAX

It is understood that the property is in Council Tax Band A, which is payable to the East Riding of Yorkshire Council.

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.



OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

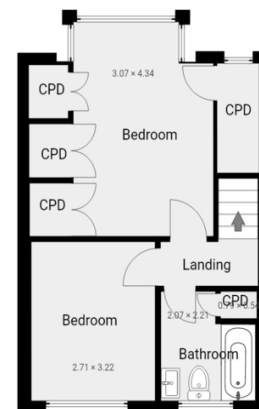
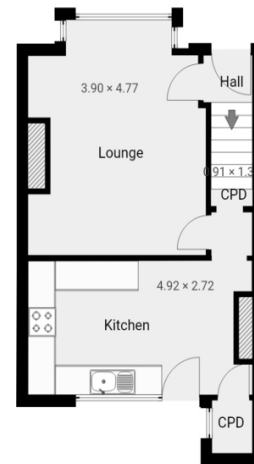
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO₂) Impact Rating Graphs are shown.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC147 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.