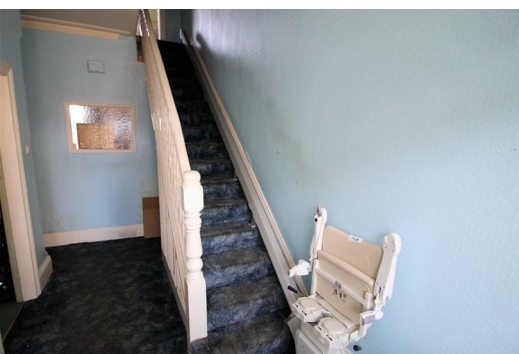




Osborne Road, Oxbridge, TS18 4DJ
3 Bed - House - End Terrace
Starting Bid £75,000

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer.

A deceptively spacious three bedroom end terrace house, which internally comprises of entrance porch, hallway, lounge, family room, breakfast area, kitchen, landing, three bedrooms and bathroom with separate WC. Externally, the property has enclosed yard with car port area to the rear, in addition to a forecourt to the front. The property benefits from gas central heating via combination boiler and in our opinion a viewing is recommended.



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Osborne Road, Oxbridge, TS18 4DJ

ENTRANCE PORCH

Via uPVC double glazed entrance door with glazed door leading into hallway

HALLWAY

With stairs leading to landing and doors leading to lounge, family room and under storage area.

LOUNGE

16'3 x 15'11 (4.95m x 4.85m)

uPVC double glazed bay window to the front elevation, two single radiators

FAMILY ROOM

15'0 x 13'1 (4.57m x 3.99m)

With glazed window to the rear elevation, leading through to breakfast area.

BREAKFAST AREA

11'7 x 9'1 (3.53m x 2.77m)

Space for breakfast/dining table, built in alcove storage cupboard, doorway leading through to kitchen.

KITCHEN

10'9 x 5'6 (3.28m x 1.68m)

A fitted kitchen with floor and drawer units with worktop stainless steel sink unit, plumbing for washing machine, uPVC double glazed window to the side elevation, leading to the rear kitchen and door leading to rear yard.

REAR KITCHEN AREA

7'7 x 7'4 (2.31m x 2.24m)

uPVC double glazed window to the side elevation, fitted kitchen units with floor and drawer units, gas cooker point, extractor fan

LANDING

Which is approached via stairs from entrance door with doors leading to bedrooms 1,2,3, bathroom and separate WC, access to loft.

BEDROOM ONE

13'1 x 13'1 (3.99m x 3.99m)

uPVC double glazed window to the front elevation, single radiator.

BEDROOM TWO

13'1 x 13'1 (3.99m x 3.99m)

uPVC double glazed window to the rear elevation, single radiator.

BEDROOM THREE

9'8 x 7'11 (2.95m x 2.41m)

uPVC double glazed window to the front elevation, single radiator.

BATHROOM

With suite comprising of bath, pedestal wash hand basin, built in storage cupboard housing a baxi wall mounted boiler which provides heating and hot water to the property, uPVC double glazed window to the rear elevation.

SEPARATE WC

With low level WC, uPVC double glazed window to the rear elevation.

OUTSIDE

To the front there is an easily maintained forecourt front garden with dwarf brick built wall and footpath to the front entrance door. To the rear there is an enclosed rear yard which leads onto a carport area.

CARPORT

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Approximate values based on standard assumptions			
Energy Efficiency Rating: 71			
Environmental Impact (CO ₂) Rating: 71			

g timber gates which is accessed from the back street.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

