



 **3**
Bedrooms

 **2**
Bathrooms



C & R HULME are delighted to offer this fantastic three bedroom property in an excellent location with Oxford Road, city centre and universities including the new extension in close proximity. The property boasts three bedrooms, good sized lounge, bathroom and a fully fitted kitchen. The property benefits from gas central heating, double glazing and allocated parking as well as front and rear gardens. Local amenities include excellent primary schools, ASDA and Argos as well as all universities and St Mary's hospital. There are excellent transport links with Princess Parkway nearby and good bus services. Viewing highly recommended. This property would suit an investor as currently rented @ 900.00 per month until October 2021.

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Entrance Hall

Laminate flooring. Ceiling light point

W.C *6.1ft x 2.6ft (2m x 1m)*

Wood effect vinyl. Double glazed window to front elevation, W.C, hand wash basin with pedestal. Radiator.

Lounge *15.1ft x 11.5ft (5m x 4m)*

Laminate flooring. Double glazed window to front & side elevation. Feature gas fire with surround. Panel radiator. Adequate power points. TV point. BT point and ceiling light point.

Dining Kitchen *14.4ft x 9ft (4m x 3m)*

Laminate flooring. Double glazed window to rear elevation. Sliding patio door leading to rear garden. Single panel radiator. Range of base and wall units in white melamine with grey melamine worktops. White splashback tiles. Integrated electric oven, gas hob & extractor hood. Potterton boiler. Washing machine & dishwasher point, greenwood airvac extractor fan. Single drainer sink with mixer tap. 2 X ceiling lights.

Stairs & Landing

Smoke alarm. Ceiling light point. Loft access hatch.

Master Bedroom *14.5ft x 8.3ft (4m x 3m)*

2 x Double glazed windows to front elevation. Single panel radiator. Adequate power points. Cupboard housing immersion heater. BT Point. Ceiling light point.

Bedroom 2 *9.6ft x 6.4ft (3m x 2m)*

Double glazed windows to rear elevation. Single panel radiator. Adequate power points. Ceiling light point

Bedroom 3 *9.1ft x 7.1ft (3m x 2m)*

Double glazed windows to rear elevation. Single panel radiator. Adequate power points. Ceiling light point

Bathroom *6.9ft x 6.4ft (2m x 2m)*

Three piece white suite comprising; white bath with panel, handwash basin with pedestal and WC. Electric shower. White splash back tiles to full height around bath. Double glazed window to side elevation. Shaving point. Greenwood airvac ceiling light point. Single panel radiator.

Rear Gardem

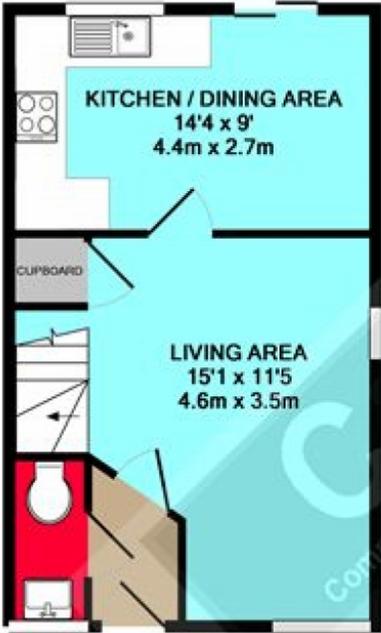
Large flagged patio area with the laid with loose pebbles. Access into carpark.

Tenure

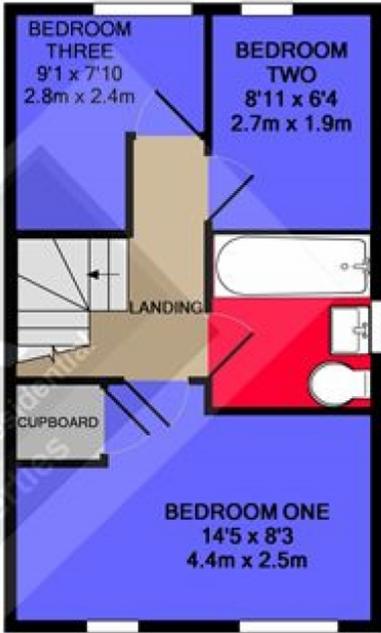
Tenure: Leasehold 150 years granted in 1999. Service Charge: A service charge is payable which is £49.41 per calendar month payable to Riverside Housing. The charge includes yearly ground rent, up keep of the communal car park and boundary walls as well as buildings insurance. EPC: D

Agents Notes

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GROUND FLOOR



1ST FLOOR

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