



Oakford Scots Gap

This immaculate terraced house is now available for sale. It's a property that is not only in outstanding condition, but also offers a wealth of unique features, making it an ideal choice for families, located on Oakford, Scots Gap.

Asking Price **£250,000**

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PROPERTY DESCRIPTION

The property boasts three spacious bedrooms. The master bedroom is a relaxing retreat with built-in wardrobes. The two additional double bedrooms, one of which also includes built-in wardrobes, are perfect for children or guests.

The bathroom is a modern sanctuary, fully tiled and equipped with a rain shower and a heated towel rail.

The kitchen is a chef's dream, with integrated appliances, modern units, built-in pantries, and an abundance of natural light. Semi open plan to the living room. creating a cosy haven, featuring a log burner and wood floors. It offers a lovely garden view and direct access to the garden, making it a great space for entertaining or unwinding.

Unique to this property is the open-plan layout and the large west-facing garden. The garden itself comes with a garden office, providing a quiet, secluded spot for work or relaxation. A charming fireplace adds a traditional touch to this modern home.

Located in a rural area, this home is surrounded by green spaces and provides plenty of walking and cycling routes. It's fully refurbished and ready for you to move in immediately. This property is a true gem, offering the perfect balance between modern living and a tranquil rural lifestyle.



Living Room: 18'08" x 10'11" - 5.69m x 3.33m

Kitchen: 11'10" x 9'04" - 3.61m x 2.84m

W.C.

Bedroom One: 11'07" x 12'01" (+wardrobes) -
3.53m x 3.68m

Bedroom Two: 11'07" (max) x 11'09"
(+wardrobes) - 3.53m x 3.58m

Bedroom Three: 8'02" x 8'10" - 2.48m x 2.69m

Bathroom: 6'06" x 8'05" - 1.98m x 2.57m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: OIL

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: OFF STREET

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 961 years from 1989

Ground Rent: 10 per annum.

COUNCIL TAX BAND: B

EPC RATING: D

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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