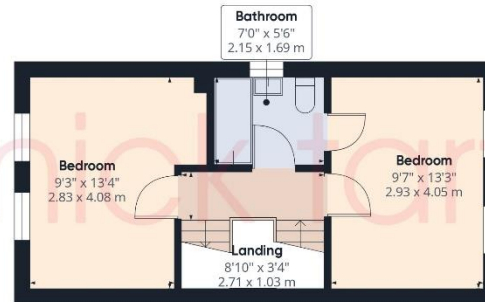




17 Goodwood Drive, Oxley, WV10 6GH



Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1249.8 ft²
116.11 m²

Reduced headroom

31.67 ft²
2.94 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



- Modern energy efficient home
- 3 Floors of accommodation
- Downstairs WC
- Kitchen
- Living Room
- 3 Bedrooms
- House Bathroom + En-suite to master bedroom
- Detached garage store
- Low maintenance rear garden
- Driveway

Ground floor

Entrance hall has a composite style front door with obscure glass, wood effect flooring, radiator, staircase rising to the first floor and a doors to...

Downstairs WC which has a WC, a pedestal wash hand basin with a mixer tap, radiator and tile effect flooring.

Kitchen which has a matching range of wall and base level units with work surfaces over, 1 ½ bowl sink unit with an extendable mixer tap, a wall mounted **Ideal Logic boiler**, plumbing for a washing machine, plumbing for a dishwasher, space for a free standing fridge freezer, integrated electric oven with gas hob and extractor fan over, tile effect flooring, a radiator and a UPVC double-glazed window to the fore.

Living room which has a storage cupboard, wood effect flooring, radiator, a UPVC double-glazed window to the side and UPVC double-glazed patio doors to the rear.

First floor

Landing which has a radiator, staircase rising to the second floor and doors to...

Bedroom which has X2 UPVC double-glazed windows to the fore and radiator.

Bathroom which has a white suite comprising of a panel bath with shower over, a WC, a pedestal wash hand basin with mixer tap, part tiled walls, tile effect flooring, UPVC double-glazed window with obscure glass to the side and a 'Jack & Jill style door leads to...

Bedroom which has X2 UPVC double-glazed windows to the rear and a radiator.

Second floor

Master bedroom which runs the full length of the property and enjoys a dressing area, X2 double-glazed Velux style windows, X2 radiators, a built in storage cupboard housing the hot water cylinder, a hatch to roof space, UPVC double-glazed window to the fore and an internal door to...

Ensuite which has a shower cubicle, pedestal wash hand basin with mixer tap, a WC, a heated towel rail, a double-glazed Velux window and tile effect flooring.

Outside

The low maintenance rear garden offers a paved patio area with astro turf style lawn, a wall mounted pull down bar, a **detached garage store**, gated access to the side and front elevations whilst a driveway runs along the side of the property.

EPC - B85

Tenure - we are advised the property is Freehold.

Services - we are advised all mains services are connected.

Council Tax - Band C (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.



Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

