

Naylor Road, Oughtibridge, S35

Asking Price £175,000

- VIEWING IS A MUST
- TWO BEDROOM MID TERRACE PROPERTY
- GORGEOUS ELEVATED VIEWS OF THE SURROUNDING COUNTRYSIDE
- LARGE REAR GARDEN
- TWO DOUBLE BEDROOMS
- SOUGHT AFTER LOCATION
- CLOSE TO EXCELLENT AMENITIES AND OUGHTIBRIDGE PRIMARY SCHOOL
- FREEHOLD
- COUNCIL TAX BAND A - £1,593

Naylor Road, Oughtibridge, S35

**** VIEWING IS A MUST ** LOVELY TWO BEDROOM MID TERRACE FAMILY HOME **** Situated on this popular road within Oughtibridge village. Located in an elevated position and surrounded by outstanding countryside and woodland views. Close to the villages many local amenities including restaurants, pubs and shops, and just a stone's throw away from the outstanding Oughtibridge Primary School. With multiple country walks on hand, this is the ideal starter home for first time buyers or perfect for those looking to downsize. The property briefly comprising of; Lounge; Kitchen dining room; Stairs rising to the first floor; Bedroom one with built in storage; Double bedroom two; Family bathroom; Gardens to the front and rear;



Council Tax Band: A



ENTRANCE

Shared steps lead down to the front access of the property with; A part glazed uPVC entrance door into the lounge;

LOUNGE

This lovely bright lounge benefits from; uPVC double glazed window to the front elevation; Decorative feature fireplace; Carpet flooring; Ceiling light point; Central heating radiator; Stairs leading to the first floor; Solid doors to the under stair storage cupboard and into the kitchen dining room;

KITCHEN DINING ROOM

With gorgeous views from the window, the kitchen dining room comprises of; White wall, base and drawer units, with black roll top work surfaces; Part tiled walls; uPVC double glazed window to the rear elevation; Single sink and drainer, with tap; Space for a freestanding oven; Space and plumbing for a washing machine, dishwasher and American style fridge freezer; Ceiling light points; Central heating radiator; Vinyl flooring; Space for a dining table and chairs; Part obscure glazed entrance door leading to the rear garden;

STAIRS RISING TO THE FIRST FLOOR

PRIMARY BEDROOM ONE

This primary bedroom, has; A large uPVC double glazed window to the front elevation, providing lots of great natural light into the space; Solid door to storage cupboard; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM TWO

A further double bedroom, with; An uPVC double glazed window to the rear elevation, offering beautiful views of the surrounding countryside and horses field; Built in storage area; Carpet flooring; Ceiling light point; Central heating radiator;

FAMILY BATHROOM

Having; WC; Wash basin; Panelled bath with wall mounted shower; Fully tiled walls to wet areas; An uPVC double glazed obscure window to the rear elevation; Part tiles walls; Vinyl flooring; Ceiling light point; Central heating radiator;

FIRST FLOOR LANDING AND STAIRS

The landing has; Carpet flooring; Ceiling light point; Solid doors to the two bedrooms and the family bathroom; Loft hatch access, which has lighting and is part boarded;

FRONT GARDEN

The front garden is predominantly laid to lawn with mature shrubs and planting and has a stone wall border. Shared steps with a handrail, lead down through this and next doors garden to the respective front entrance doors.

REAR GARDEN

This larger than average rear garden which comprises of; Paved area with two storage sheds; Good sized lawn area; A further paved entertaining space; Mature shrubs and planting; Lovely views; Fence and hedge borders; You can enter the rear garden via a gate through the neighbouring property with no onward access through this property;

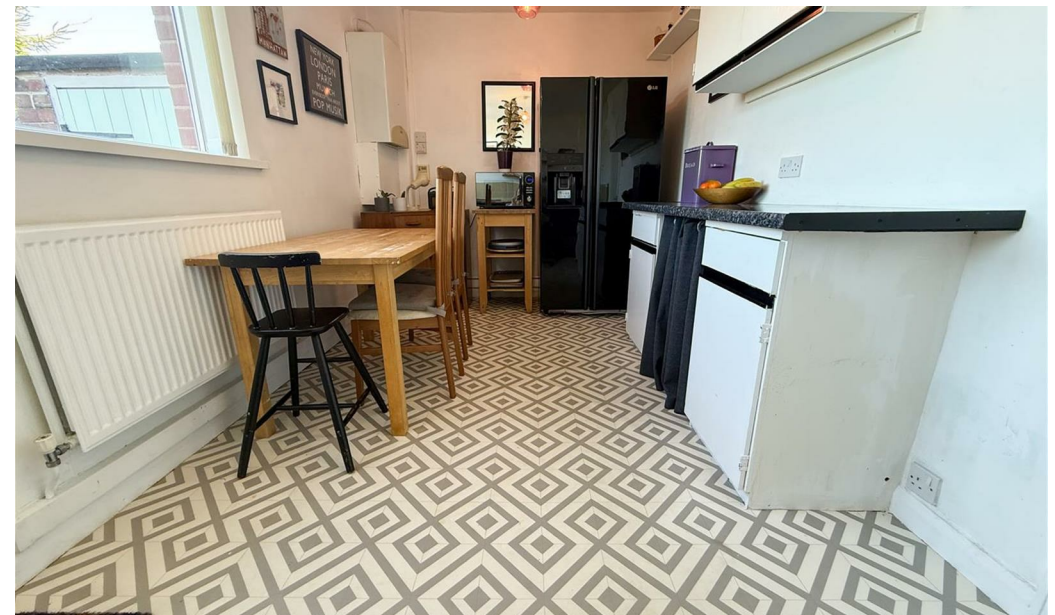
DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer

is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.





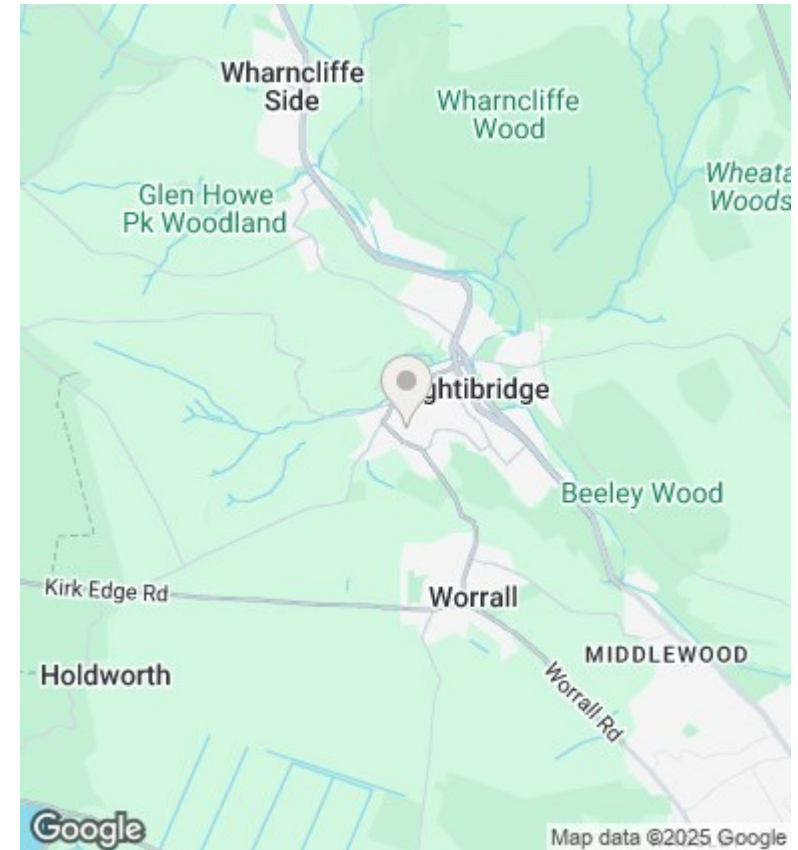
Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 