



Oaktree Close | Moreton Morrell | CV35 9BB    £1,100





## Oaktree Close | Moreton Morrell | CV35 9BB

Nestled in the charming village of Moreton Morrell, this is a delightful semi-detached bungalow on Oaktree Close. With two well-proportioned bedrooms, this property is ideal for small families, or couples.

One of the standout features of this property is the large rear garden, which presents an excellent opportunity for gardening enthusiasts or those who simply wish to enjoy outdoor space. The garden is perfect for summer barbecues, & children's play.

Additionally, the property benefits from a driveway, providing ample off-road parking for residents and guests alike.

Moreton Morrell is a picturesque village, known for its friendly community and beautiful surroundings. Transport links are within easy reach, ensuring that you can enjoy both the tranquillity of village life and the convenience of nearby towns.

Pets Considered.

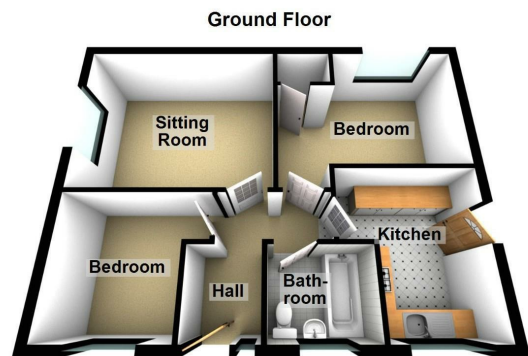


- Immediately Available
- Two Double Bedrooms
- Living Room
- Fitted Kitchen
- Bathroom
- Large Rear Garden
- Large Driveway
- EPC - C
- Rural Village Location
- Pets Considered



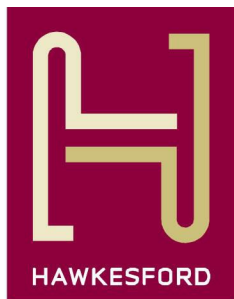






Total area: approx. 49.0 sq. metres (527.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

#### Entrance

Entrance to the property is on the side elevation via a double glazed front door which leads in to the entrance hall. Wood effect flooring and neutral decor to walls and ceiling, gas central heating radiator, light point and loft access to ceiling.

#### Bedroom Two

2.675m x 2.361m (8'9" x 7'8")

Continuation of the wood effect flooring, decorated walls and ceiling, double glazed window to side elevation with gas central heating radiator below and there is a light point to ceiling.

#### Living Room

4.048m x 3.254m (13'3" x 10'8")

Continuation of the wood effect flooring, decorated walls and ceiling, double glazed window to front elevation with gas central heating radiator below and there is a light point to ceiling.

#### Bedroom One

3.896m x 2.750m (12'9" x 9'0")

Continuation of the wood effect flooring, decorated walls and ceiling, double glazed window to side elevation with gas central heating radiator below, light point to ceiling and there is a storage cupboard which houses the Worcester combi boiler.

#### Kitchen

2.062m x 3.214m (6'9" x 10'6")

Wood effect flooring, continuation of neutral decor, double glazed window to side elevation and a double glazed door to rear elevation giving access out in to the garden. The kitchen is fitted with a range of base and wall units with a white frontage and a granite effect melamine work surface over, stainless steel sink with matching drainer with chrome hot and cold mixer tap, built in electric oven with a four ring, ceramic hob over and a stainless steel extractor above, space and plumbing for washing machine, space for full height fridge freezer, breakfast bar area, gas central heating radiator and there is a light point to ceiling.

#### Bathroom

Having tiles to floor and to walls to ceiling height, obscure glazed, double glazed window to side elevation, light point to ceiling. Fitted with a chrome heated towel rail, white low level WC with built in basin with chrome hot and cold mixer taps and a "P" shaped bath with chrome hot and cold mixer tap with chrome shower controls and attachments.

#### Garden

circa 17m x 11m (circa 55'9" x 36'1")

Located to the rear of the property is an enclosed garden, to the majority laid to lawn with a paved pathway through the middle. Brick built storage cupboard and an outside tap

#### Driveway

The driveway runs down the side of the property and provides off street parking for a number of vehicles

#### Services

All mains services are believed to be connected. Gas is connected via bottle propane gas.

#### Council Tax

We understand the property to be Band B.

#### Viewing

Strictly by appointment through the Agents

#### Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.