



OXFORD FAMILY ESTATES
Property Sales and Services

rightmove 



Brocks Close, Chapel St Leonards.

£169,950

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Oxford Family estates is pleased to present this two double bedroom mid-terraced house , an ideal property for first time buyers or those looking for a rental investment. The property benefits from an open plan kitchen diner, with sliding door out the patio area and enclosed garden. With a separate garage, two double bedrooms and a modern finished bathroom, this property has a lot to offer.

Kitchen diner 4.47m max x 4.45m max (14'7" max x 14'7" max)

Lounge 4.17m max x 4.65m max (13'8" max x 15'3" max)

Bedroom 1 3.15m x 4.62m (10'4" x 15'1")

Bathroom 2.44m max x 1.94m max (8'0" max x 6'4" max)

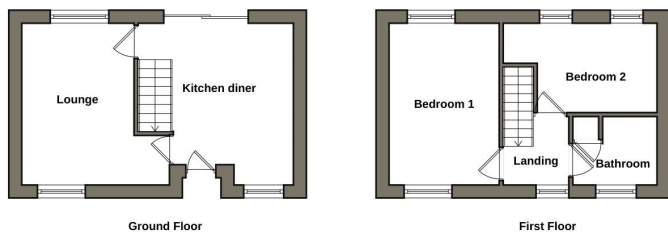
Bedroom 2 4.43m max x 2.54m max (14'6" max x 8'4" max)

Garage

Outside

The front of the property has shrubs at pavement level and a recessed doorway arch as part of the cottage aesthetics. The rear garden is enclosed with private 6 foot fencing, ideal for pets and bordered with hedges and shrubs. Large patio area and shed.





Floorplan is indicative of layout only and should not be used for accurate measurement or structural purposes.

- *NO ONWARD CHAIN*
- Terraced House
- Enclosed rear garden with Patio
- Kitchen diner
- Tax Band A, EPC rating D
- 2 double bedroom
- Cottage style aesthetics
- Seperate Garage
- Close to village amenities
- Ideal for 1st time buyers, or rental investment.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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