



12 Oakwood Park, Moulton Seas End, PE12 6LY

£185,000

Ark Property Centre are delighted to offer for sale this well presented two bedroom home in the semi-rural Moulton Seas End. The property is situated toward the end of a quiet cul de sac and would make an ideal first time purchase or downsize. Internally comprising entrance hall, lounge, kitchen diner and W.C to the ground floor. Upstairs there are two good size bedrooms and a bathroom. Externally the property benefits from off road parking to the front leading to single garage and a generous enclosed rear garden, ideal for family time and entertaining. Contact Ark to arrange a viewing.

Entrance Hall 3'8" x 3'9" (1.13m x 1.16m)



PVCu double glazed entrance door, coving to ceiling, radiator, wood flooring, stairs to first floor landing, door opening to lounge.

Lounge 9'8" x 16'7" (2.97m x 5.06m)



PVCu double glazed window to front, coving to ceiling, radiator, wood flooring. Door opening to kitchen.



Kitchen Diner 13'1" x 9'1" (4.00m x 2.77m)



PVCu double glazed window and French doors to rear, coving to ceiling with recessed ceiling spotlights, tiled flooring, radiator. Fitted with a matching range of base and eye level units, roll edge work surfaces with tiled splashbacks, 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap over, four ring electric hob with extractor hood over and integrated electric oven and grill under. Space and plumbing for washing machine, space for fridge freezer. Door to W.C.



W.C 5'4" x 2'8" (1.64m x 0.83m)



Skimmed ceiling with extractor fan, vinyl flooring, radiator, fitted close coupled toilet with push button flush and pedestal wash hand basin with chrome taps over and tiled splashback.

Landing 3'5" x 6'5" (1.06m x 1.96m)

Coving to ceiling, doors to bedrooms and bathroom.

Bedroom One 14'5" x 10'3" (4.40m x 3.13m)



PVCu double glazed window to front, coving to ceiling with loft access, radiator. Built in walk in airing cupboard (0.78m x 1.77m) with hanging rail, slatted shelving and hot water cylinder.



Bedroom Two 7'0" x 11'2" (2.15m x 3.42m)



PVCu double glazed window to rear, coving to ceiling, radiator.

Bathroom 7'8" x 6'2" (2.35m x 1.90m)



PVCu double glazed window to rear, coving to ceiling with recessed ceiling spotlights, vinyl flooring, chrome wall mounted heated towel rail, extractor fan. Fitted with a three piece suite comprising panel

bath with chrome mixer tap and shower attachment over with glass shower screen, pedestal wash hand basin with chrome taps over and close coupled toilet with push button flush.



Outside



Oakwood Park comprises a mixture of two through to six bedroom homes and this property can be found toward the end of the cul-de-sac. There is public green open space to the front and a driveway providing off road parking and leading to the single garage. Side gated access leads to the enclosed rear garden which is laid to lawn with patio seating area. There is outside security lighting and outside cold water tap.

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: C

COUNCIL TAX BAND: B

MONTHLY SERVICE CHARGE AMOUNT: £60 approx

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will

perform a Money Laundering Check as part of its Money Laundering Policy.

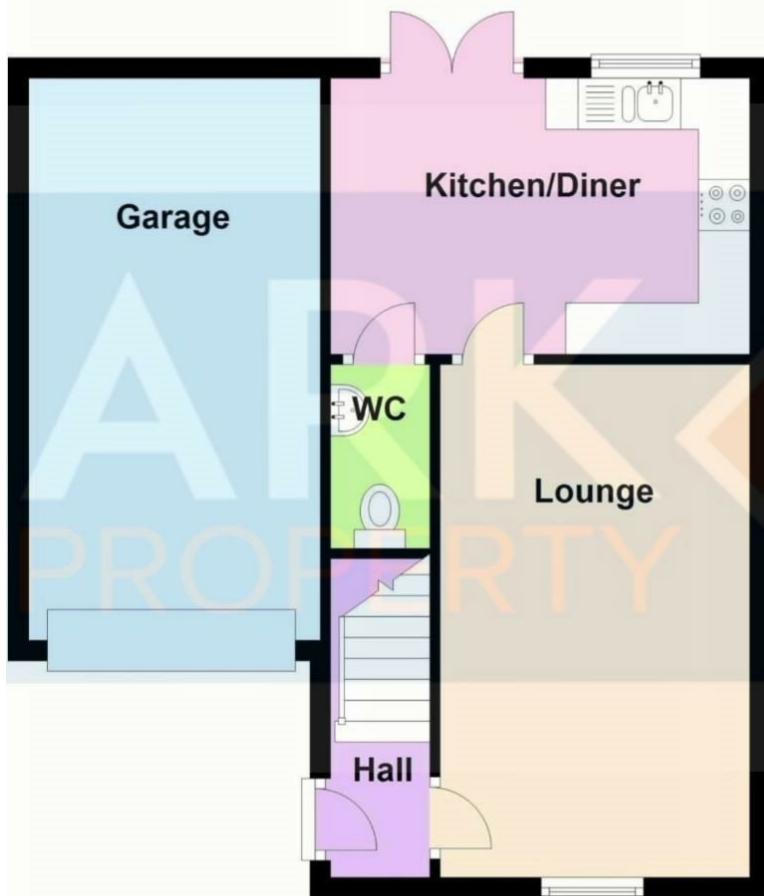
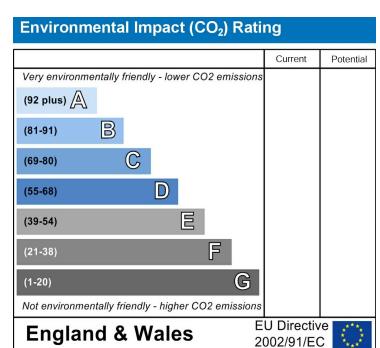
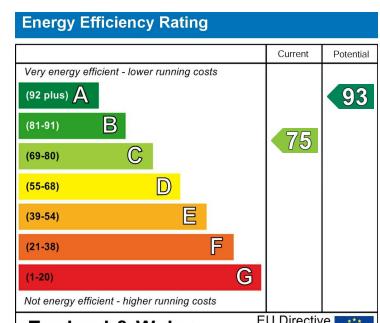
If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Property Postcode

For location purposes the postcode of this property is: PE12 6LD.

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Floor Plan**Ground Floor****First Floor****Area Map****Energy Efficiency Graph**

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