



Laurels Road | | Offenham | WR11 8RE

Guide Price £290,000

COOPER & CO

Key features

- IN NEED OF RENOVATION
- SOUGHT AFTER LOCATION
- 3 BEDROOM SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- LOUNGE
- KITCHEN DINING ROOM
- CONSERVATORY
- LARGE PLOT SIZE
- GARAGE AND PLENTY OF OFF ROAD PARKING
- ****VIEWINGS 7 DAYS A WEEK****

Description

**** OOZING POTENTIAL - 3 BEDROOM SEMI-DETACHED PROPERTY ON GENEROUS PLOT IN NEED OF RENOVATION IN THE EVER POPULAR OFFENHAM ****

Nestled on Laurels Road in the charming village of Offenham, this semi-detached house presents an excellent opportunity for those seeking a home with potential for improvement. Boasting three well-proportioned bedrooms, Lounge, Kitchen Dining Room, Conservatory and Family Bathroom with downstairs WC. Entering, you will find an inviting porch and hallway area, which leads to the Lounge on the left and stairs taking you to the first floor.

One of the standout features of this home is the generous plot size, which offers ample outdoor space for gardening and future extensions, subject to planning permission. The property also benefits from off-road parking, complemented by a detached garage with electric door.



Front

Property is approached by a generous driveway for 3+ cars with a block paved driveway , with a paved pathway to the front and side pedestrian access via a gate to the rear garden. The Front also benefits from having a mature lawned garden with a shrub boarder. Detached Garage, with electric door.

Lounge

Carpeted flooring, feature fireplace and surround, radiator, UPVC Windows to the front aspect.

Kitchen

Vinyl flooring, mix of wall and base units surmounted by work surface. kitchen sink, tiles and space for white goods. window rear garden aspect. Adjacent is a small pantry / storage cupboard where the boiler is located.

Dining Room

Carpeted flooring, radiator, with patio doors leading to the conservatory

Conservatory

Tiled flooring, with WC and storage room, UPVC windows and Patio door leading to the rear garden.

Bedroom I

Carpeted flooring, radiator, UPVC window to front aspect and fitted wardrobes.







Bedroom 2

Carpeted flooring, radiator, UPVC window to rear aspect and storage cupboard.

Bedroom 3

Carpeted flooring, radiator, UPVC window to rear aspect

Bathroom

Vinyl Flooring, bath with shower over, stand alone wash hand basin, low flush WC and UPVC window to front aspect

Garden

Large sized rear garden, North East facing , Garden features of a concrete patio area, leading onto a mature lawned garden with shrubs/trees planted, as you walk down the patioed footpath, this leads you onto another section of the garden at that along with a garden shed.

Floor plans



Floor 0



Floor 1



Approximate total area⁽¹⁾

1043 ft²

Reduced headroom

10 ft²

(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

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

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