

## 100 Oxford Road, Basford, Newcastle, Staffs, ST5 0QA



**Freehold Offers in excess of £119,950**

### A Charming Victorian Terrace in a Convenient Location – No Chain

Bob Gutteridge Estate Agents are pleased to present to the market this traditional forecourted Victorian terraced home, ideally situated within the convenient area of Basford. Offering excellent access to local shops, schools and everyday amenities, the property is also perfectly positioned for the ever-popular May Bank Marsh, making it an attractive choice for both first-time buyers and investors.

This characterful home blends period charm with modern comforts, benefitting from Upvc double glazing and gas combination central heating throughout. The well-proportioned accommodation comprises a bay-fronted lounge, a separate dining room, a fitted kitchen, and a ground floor bathroom. To the first floor, there are two generous double bedrooms, providing comfortable and practical living space. Externally, the property offers an enclosed rear yard, ideal for low-maintenance outdoor use.

Offered for sale with no vendor upward chain, this is an excellent opportunity to acquire a traditional home in a popular and accessible location. Early viewing is highly recommended !

### **BAY FRONTED LOUNGE 4.14m x 3.45m (13'7" x 11'4")**

With Upvc double glazed frosted front access door, frosted double glazed skylight above, Upvc double glazed bay window to front, artex to ceiling, pendant light fitting, double panelled radiator, feature fireplace with living flame coal effect gas fire, TV aerial point, Sky connection point (subject to usual transfer regulations), built in gas and electricity meter cupboards with meters and consumer unit etc, power points and part panelled part frosted glazed door leads off to;



### DINING ROOM 3.51m x 3.45m (11'6" x 11'4")

With Upvc double glazed window to rear, coving to ceiling, decorative picture rail, feature fire surround with inset marble insert with ceramic tiled hearth, double panelled radiator, power points, stairs to first floor landing, door to under stairs storage cupboard providing ample domestic shelving and storage space and light fitting. Access leads off to;



### FITTED KITCHEN 4.39m x 1.73m (14'5" x 5'8")

With Upvc double glazed window to side, light fitting, a range of base and wall mounted beech wood storage cupboards providing ample domestic cupboard and drawer space, round edge work surface with built in stainless steel sink unit with mixer tap above, built in four ring stainless steel gas hob unit with oven beneath and extractor hood above, ceramic splashback tiling in mosaic effect, vinyl cushioned flooring, space for fridge/freezer, plumbing for automatic washing machine, space for condenser dryer, a Baxi 600 gas combination boiler providing the domestic hot water and central heating systems (Installed 3/7/2025), double panelled radiator, power points and doorway reveals;



## REAR LOBBY AREA

With Upvc double glazed side access door, vinyl cushioned flooring, access to service hatch, pendant light fitting and built in storage cupboard providing ample domestic storage space plus a power point.

## GROUND FLOOR BATHROOM 2.03m x 1.75m (6'8" x 5'9")

With Upvc double glazed frosted window to side, four spotlight fittings, spotlight fitting with extractor fan, a white suite comprising of built in dual flush WC, built in porcelain sink unit with chrome mixer tap above and vanity cupboard beneath providing ample domestic shelving and storage space, L-shaped bath/shower unit with glazed shower screen, chrome mixer tap, thermostatic direct flow shower above with separate hair attachment, vinyl cushioned flooring and modern chrome towel radiator.



## FIRST FLOOR LANDING

With pendant light fitting and doors leading off to rooms including;



## BEDROOM ONE (FRONT) 3.33m x 3.45m (10'11" x 11'4")

With Upvc double glazed window to front, pendant light fitting with fan assist, Sky connection point (subject to usual transfer regulations), double panelled radiator and four power points.



## **BEDROOM TWO (REAR) 3.45m x 3.53m (11'4" x 11'7")**

With Upvc double glazed window to rear, artex to ceiling, pendant light fitting, double panelled radiator, two power points, door to built in storage cupboard providing ample domestic shelving and storage space and access to loft space.



## **EXTERNALLY**

### **FORE COURT**

Bounded by garden brick retaining walls with wrought iron gates providing pedestrian access to the front of the property and shrubs and plants to borders.

### **ENCLOSED REAR YARD**

Bounded by garden brick walls and timber gates providing pedestrian access to the rear of the property, flagged providing ease of maintenance and external light fitting.



## **COUNCIL TAX**

Band 'A' amount payable to Newcastle-under-Lyme Borough Council.

## **Looking To Sell Your Home?**

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

## **MORTGAGE**

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## **NOTE**

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

## **SERVICES**

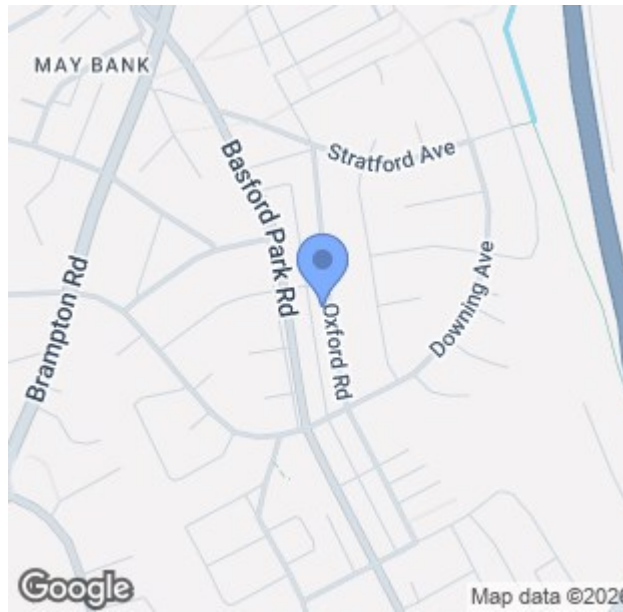
Main services of gas, electricity, water and drainage are connected.

## **VIEWING**

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate, no details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

**HOURS OF OPENING**

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

