



## 25 Oxford Street

South Shields, NE33 4BH

£59,950



A two bedroom Ground Floor Flat ideal for investor/cash buyer in this convenient location looking to improve value with a little investment. The property benefits from early possession available, a long leasehold title, a large kitchen space that does not require a kitchen (thus cash buyers), gas central heating and double glazing. On offer are two bedrooms, lounge, the kitchen space and a small shower room off the entrance hall. There's a separate yard to rear. Viewing is essential.



### Entrance lobby

Via PVCu front door

### Entrance hall

Radiator

### Living room 14'8" x 10'11" (4.47 x 3.34)

Alcove cupboard, radiator

### Kitchen 15'2" x 5'5" (4.63 x 1.64)

An empty kitchen requiring fitting out. There is the central heating boiler and a radiator.

### Bedroom 1 14'6" x 13'9" (4.43 x 4.19)

To the front with a radiator

### Bedroom 2 11'9" x 7'8" (3.58 x 2.33)

Radiator

### Shower room

Off the hall and where the understairs cupboard would have been, a shower cubicle with mains feed shower, wash basin and Saniflow WC, partial wall tiling.

### External

Good sized separate rear yard with pebble area and a garden shed.

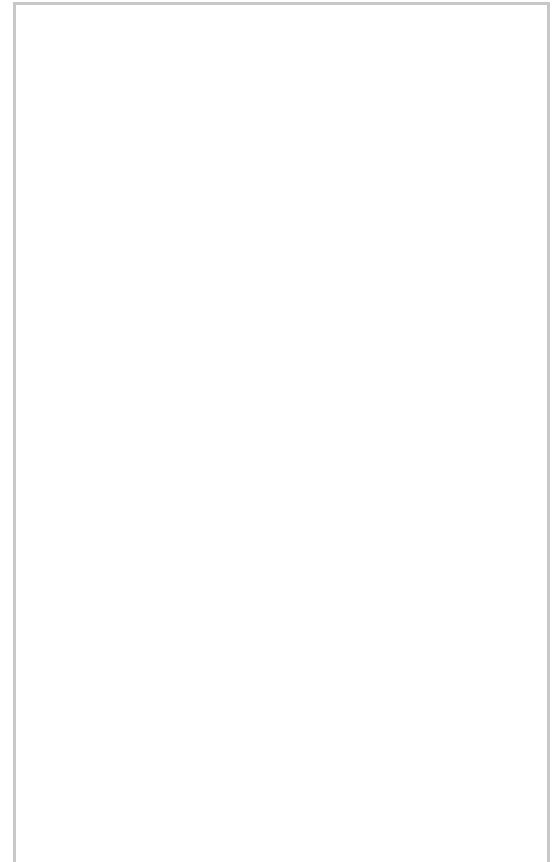
### Note

Long Leasehold Title, 999 Years from 2007, Council Tax Band A, Mains Services Connected, Flood Risk very low. Broadband Basic 15 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps. Satellite /Fibre Tv Availability BT, Sky and Virgin. Mobile Coverage O2, Three and Vodafone likely, EE limited.

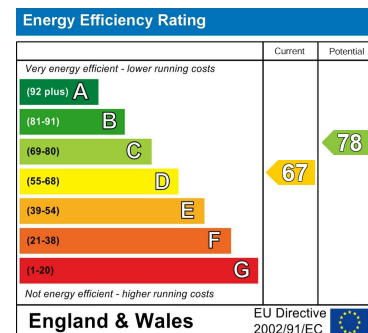
### Area Map



### Floor Plans



### Energy Efficiency Graph



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