

17 Jocelyn Gardens

Woodstock, BT6 9BA

Cowley



Price: OA £145,000

Substantial town terrace with 5 bedrooms and city garden to rear.

- Open plan through lounge/Dining area, tiled floor
- Spacious fitted kitchen
- 5 Bedrooms over 2 floors
- Bathroom with white suite
- Gas fired central heating
- PVC double glazed
- City garden to rear

Situated in a most sought after locality this substantial property affords superb accommodation and is without doubt one of the most spacious properties in the area. The other advantage is the addition of gas fired central heating, PVC double glazing and a City garden area to the rear Viewing is essential to appreciate its many features.

ENTRANCE HALL:



LOUNGE: 11'10" x 10'5"

Tiled floor.

DINING ROOM: 11'6" x 10'10"



Tiled floor, marble tiled fireplace.

KITCHEN: 17'8" x 7'5"

Single drainer stainless steel sink unit, mixer taps, range of built in high and low level units, stainless steel extractor hood, part tiled walls, tiled floor, plumbed for washing machine.



FIRST FLOOR

BEDROOM 1: 14'3" x 11'10"



BEDROOM 2: 10'11" x 8'0"

BEDROOM 3: 8'7" x 7'7"



BATHROOM:

Paneled bath, electric shower, pedestal wash hand basin, low flush w.c., part tiled walls, tiled floor.

LANDING:

Gas boiler.

SECOND FLOOR

BEDROOM 4: 14'4" x 11'9"



BEDROOM 5: 10'11" x 8'0"



OUTSIDE:

Yard area to rear with City garden.



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	58	68
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



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