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independent estate agents



**Pembroke Place**  
**Bampton, Oxfordshire**

**Guide Price £325,000**





## **Pembroke Place, Bampton, Oxfordshire, OX18 2EZ**

**Guide Price £325,000**

**Freehold**

An end of terrace 3 Bedroom House positioned in the corner of a pleasant cul-de-sac setting offering a very good-sized corner plot garden and considerable possibilities and scope to extend and improve, subject to the necessary consents. The accommodation comprises Entrance Hall, Kitchen with fitted appliances, Living Room with fireplace, and Conservatory overlooking the garden. On the first floor there are 3 Bedrooms (two doubles) and Bathroom with white suite. The driveway provides ample parking and the gardens (largely untended) wrap around the property being a particular feature. This is an end of chain sale, early viewing strongly advised.





## Accommodation

- \* Hallway \* Kitchen with appliances \* Living Room \* Sun Room \* Bathroom \* 3 Bedrooms \*
- \* Double Glazed Windows \* Gas radiator Central Heating \* Driveway for c.3-4 Cars \*
- \* Corner Plot Gardens \* End Of Chain \*

## Location

Bampton is an attractive Cotswold village known for its large Georgian houses, elegant Church, and impressive Victorian Town Hall. In the seventeenth century Bampton was an important leather trading centre becoming famous for its jackets, gloves and breeches. The village offers a selection of shops that include CO-OP mini-supermarket, family butcher, a choice of public houses, hairdressers and beauty salon and useful Post Office. Primary School with nursery, Doctor's surgery with pharmacy and great public Library. Further schooling/shopping facilities in Witney and Faringdon (both c.5 miles) and Burford (c.7 miles). Bampton is well-situated for road communications being c.5 miles from both the A40 and A420.

## Directions

Follow the SatNav post code OX18 2EZ and upon entering the cul de sac and the property is in the bottom left hand corner.

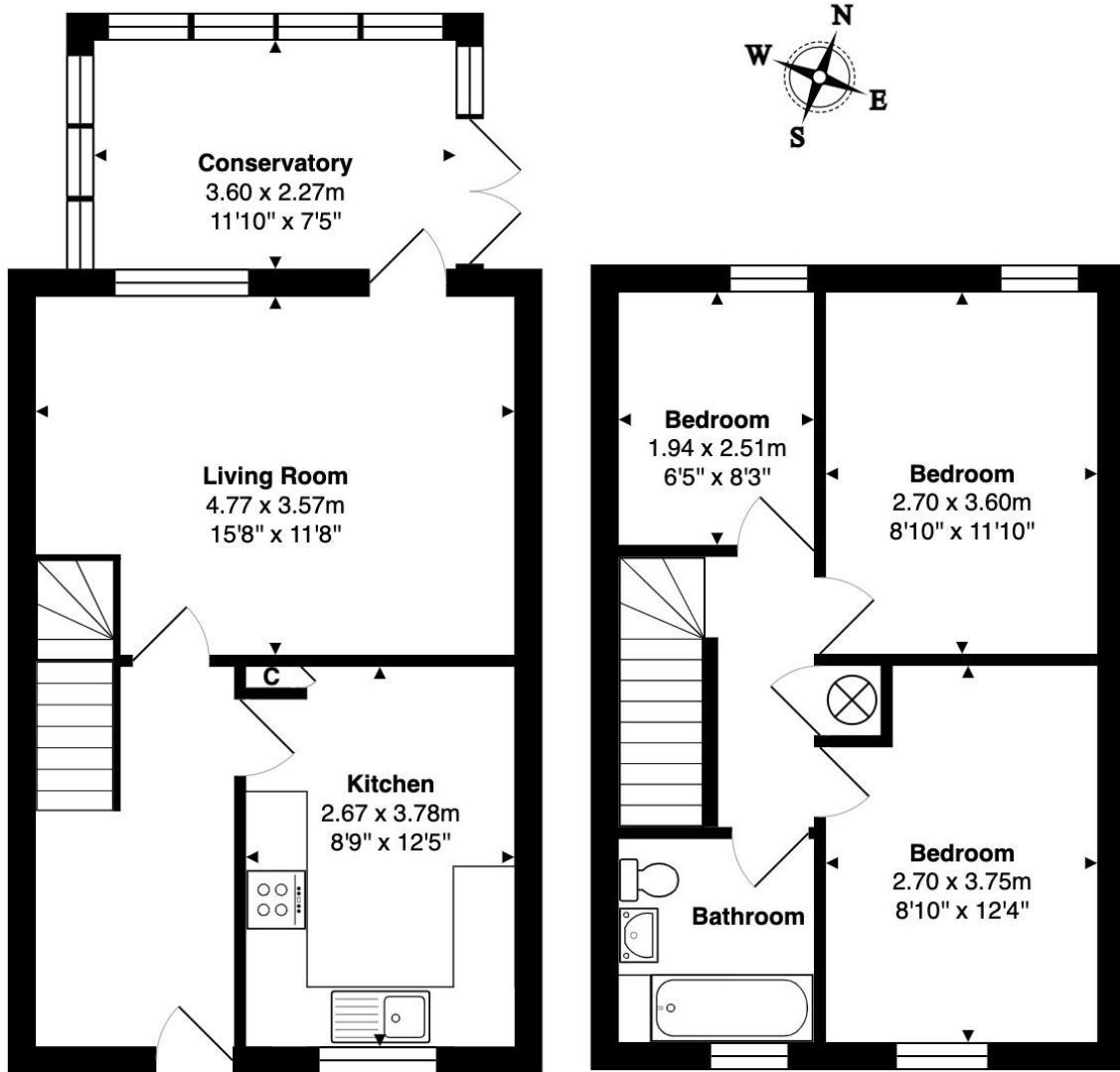
## Council Tax

West Oxfordshire District Council - Band C.



### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Area: 80.4 m<sup>2</sup> ... 865 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such.

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