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**Bowling Green Close
Bampton, Oxfordshire**

Guide Price £295,000



Bowling Green Close, Bampton, Oxfordshire, OX18 2NL

Guide Price £295,000 **Freehold**

An extended 2/3 Bedroom semi-detached Bungalow with solar PV panels, tucked away in an established side road close to the centre of this popular village location. The property benefits from a rear extension creating a larger Kitchen and a third bedroom or useful home office/reception room overlooking the rear garden. The property has two further bedrooms, a bathroom with shower over the bath, and a sitting room with fireplace. Other benefits include driveway parking, side access to the rear garden, gas central heating and double glazing.



SITUATION

Bampton is an attractive Cotswold village known for its Georgian houses, St Mary's Church and impressive Victorian Town Hall. The village offers a selection of shops including CO-OP mini-supermarket, family butcher, choice of public houses, a hairdresser, beauty salon, useful Post Office, Primary school, Doctor's surgery with on-site Pharmacy and a public Library. There is further schooling and shopping facilities in Witney and Faringdon (both c.5 miles) and Burford (c.7 miles). Bampton is also well situated for road communications being c.5 miles from both A40 and A420.

DIRECTIONS

Entering Bampton from the north on the A4095 turn left into New Road and after a short distance left again into Bowling Green Close. Take the turning on your right and the property will be found on your left.

THE ACCOMMODATION

Entrance Lobby

Hall

Access to roof space.

Bedroom 1

Window to front.

Bedroom 2

Window to side.

Bathroom

Panelled bath with electric shower over, pedestal basin, WC, tiled floor.

Sitting Room

Open fireplace with stone hearth and surround, window to front.

Kitchen

Extended, L-shaped with tiled floor, base and wall units, worktop, single drainer 1.25 bowl sink, plumbing for washing machine, space for range cooker, wall mounted gas boiler, window and glazed door to rear garden. Door to:-

Bedroom 3/Home Office

Window to rear.

OUTSIDE

The Garden

Gravelled front garden providing off-road parking.

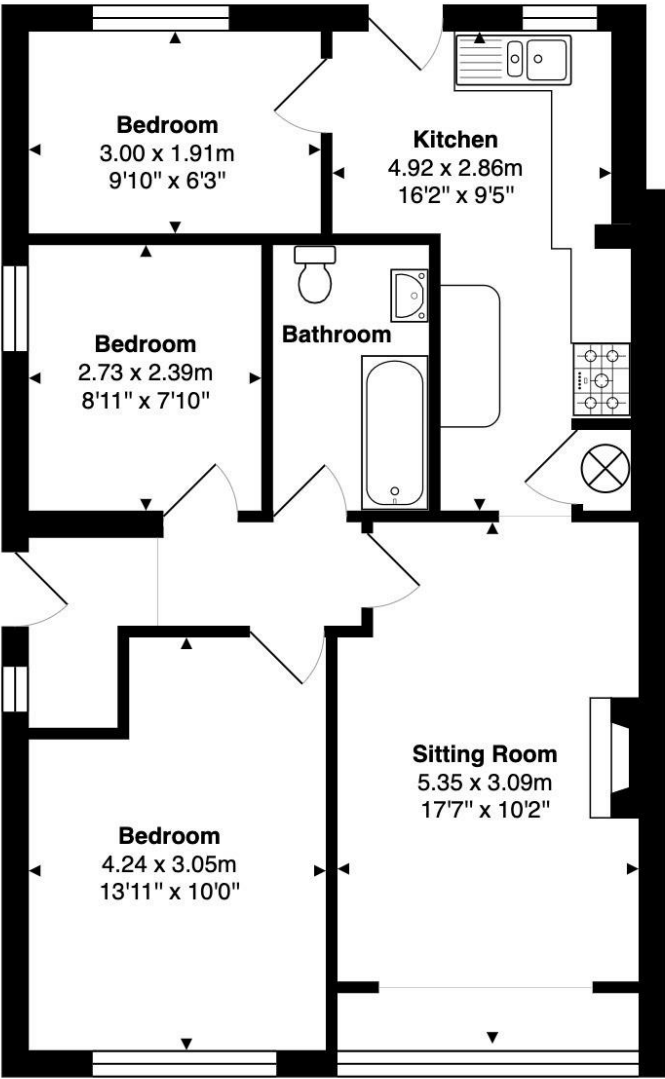
Gated side access to the rear garden that comprises patio, lawn, small terrace with pergola, outside tap, brick-built garden store.

COUNCIL TAX

West Oxfordshire District Council - Band B.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Approximate Gross Internal Area

64.6 m² ... 696 ft²



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 purpose only and should be used as such.
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