



146B HIGH STREET SUTTON COURTENAY, OX14 4AX

£199,995
**LEASEHOLD - SHARE OF
FREEHOLD**

A stylish two-bedroom maisonette in the heart of Sutton Courtenay, offering bright, spacious living with two generous double bedrooms, a modern bathroom, off-road parking, boarded loft space for storage and access to a lovely communal garden. Sutton Courtenay set in beautiful Oxfordshire countryside, it's ideally located near Didcot Parkway (trains to London in under 40 mins) and close to Harwell Campus, Milton Park, and Culham Science Centre. The Village itself is perfect for countryside walks and boasts two convenience stores, two local pubs and a well-regarded restaurant. The Thames path is accessible from the end of the village and is the perfect location to spend enjoy the scenic views the area has to offer. This is a great opportunity for first time buyers and the 2nd bedroom could offer a source of income through the government's rent a room scheme. Buyers should seek legal advice on ownership during conveyancing.

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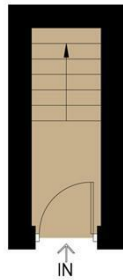
Estate Agents



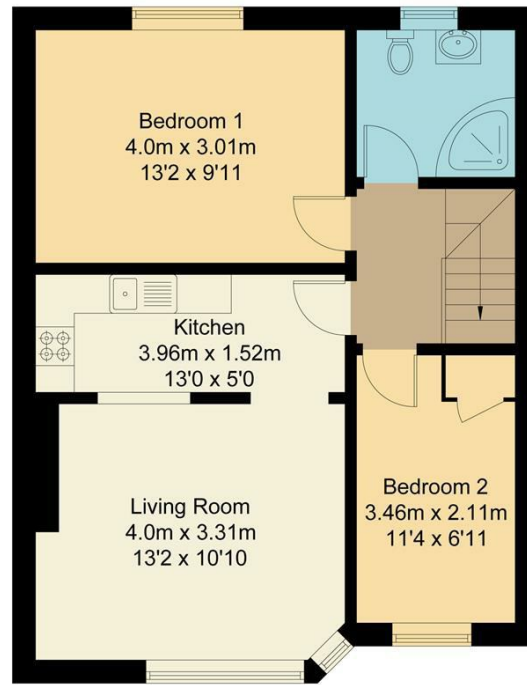
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High Street, OX14

Approximate Gross Internal Area = 51.60 sq m / 555 sq ft
For identification only - Not to scale



Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement Standards.
Not to scale, for illustration and layout purposes only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	78
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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