



## 12 Fritillary Mews, Ducklington

Guide Price £260,000



## 12 Fritillary Mews

A neatly presented two-bedroom detached coach house located in a popular village. This home would be ideal for a first-time buyer or somebody looking for an investment property.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

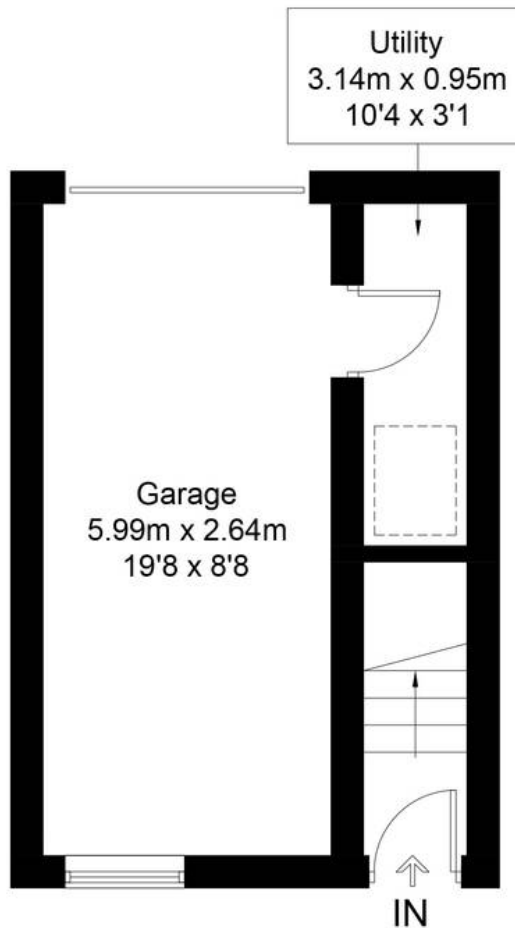
- Ideal first-time buyer or investment property.
- Two double bedrooms and a family bathroom, bedroom one benefits from an ensuite and built in wardrobe.
- Freehold property.
- Fully integrated kitchen.
- Excellently located with easy access to the A40 for commuting.
- Neatly presented two-bedroom coach house with garage and parking.




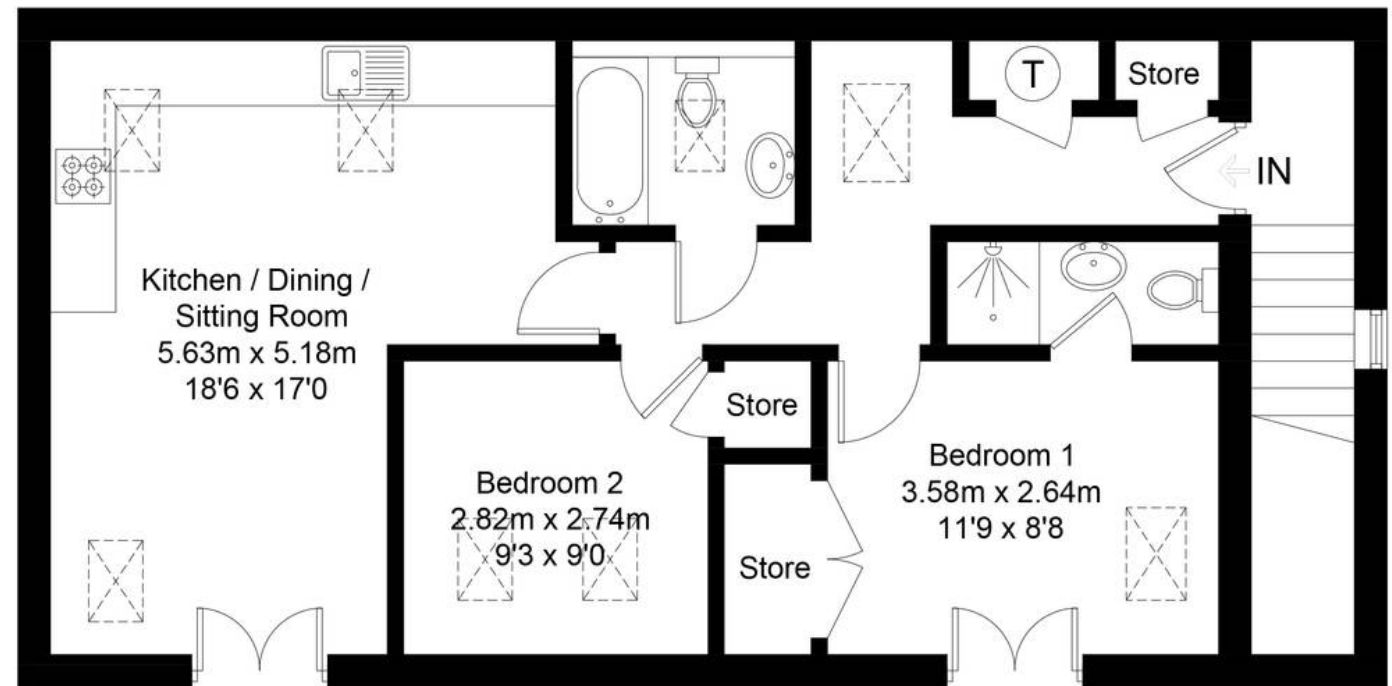


# Frilitary Mews, OX29

Approximate Gross Internal Area  
Ground Floor = 5.8 sq m / 62 sq ft  
First Floor = 61.2 sq m / 659 sq ft  
Garage = 16.3 sq m / 175 sq ft  
Total = 83.3 sq m / 896 sq ft  
For identification only - Not to scale



 = Reduced headroom below 1.5m / 5'0



## Ground Floor

## First Floor



## Simpsons Witney Branch

4 Langdale Court, Witney - OX28 6AD

01993 835030 • [witney@simpsonsproperty.com](mailto:witney@simpsonsproperty.com) • [www.simpsonsproperty.com/](http://www.simpsonsproperty.com/)