



51 Common Road, North Leigh



## 51 Common Road

Offered to market with the certainty of no onward chain is this fabulous three-bedroom semi-detached home located in the popular village of North Leigh.

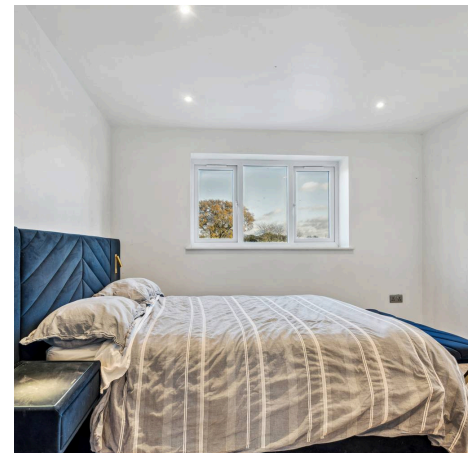
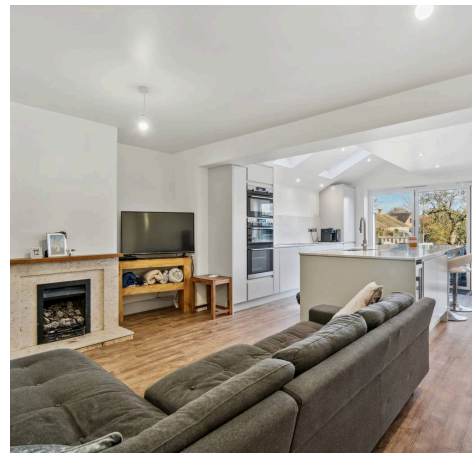
Council Tax band: C

Tenure: Freehold

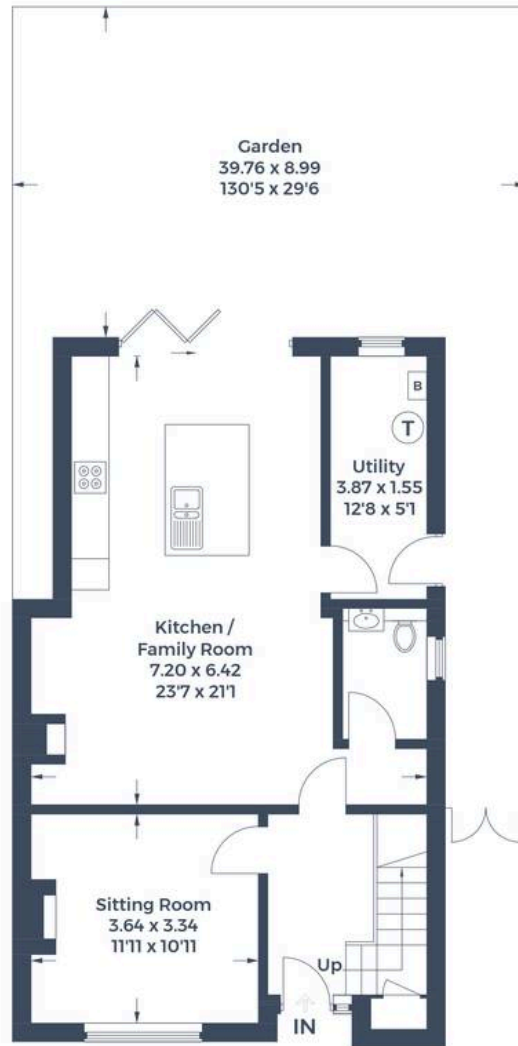
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Offered to market with the certainty of no onward chain.
- Recently both extended and renovated by the current owner.
- Planning permission granted for conversion of loft space.
- 130ft garden with outbuilding, stores, raised bed and greenhouse.
- Popular village location.
- Driveway parking for multiple vehicles.



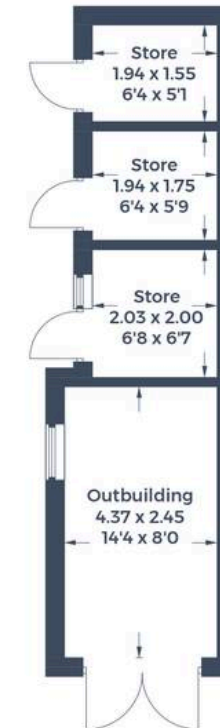
Approximate Gross Internal Area  
 Ground Floor = 65.2 sq m / 702 sq ft  
 First Floor = 55.6 sq m / 598 sq ft  
 Outbuilding / Stores = 22.9 sq m / 247 sq ft  
 Total = 143.7 sq m / 1,547 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## Simpsons Witney Branch

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