



47 Otters Reach, Kennington OX1 5QL





## 47 Otters Reach

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An extremely well located mid terrace property situated in this highly desirable and well serviced Oxfordshire village. An ideal first time or investment purchase, offered to the market with the security of no ongoing chain and immediate vacant possession.

Otters Reach is a small sought after development, well-situated within the popular village of Kennington. The property offers easy access to the village's amenities including schools, shops, church and public house. There is an excellent bus service from both Oxford city (circa. 2 miles) and nearby town of Abingdon (circa. 5 miles) and the A34 offers many road links both north and south.

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C







## Key Features

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- Entrance porch with fitted kitchen to the front aspect
- Good size, wonderfully light living/dining room with a feature fireplace and glazed sliding doors opening onto the rear gardens
- To the first floor are two well proportioned bedrooms, the master bedroom benefiting from built-in storage
- Family bathroom with white suite and electric shower over bath
- Mature rear garden offering excellent degrees of privacy and gated rear access
- Single garage with driveway parking space





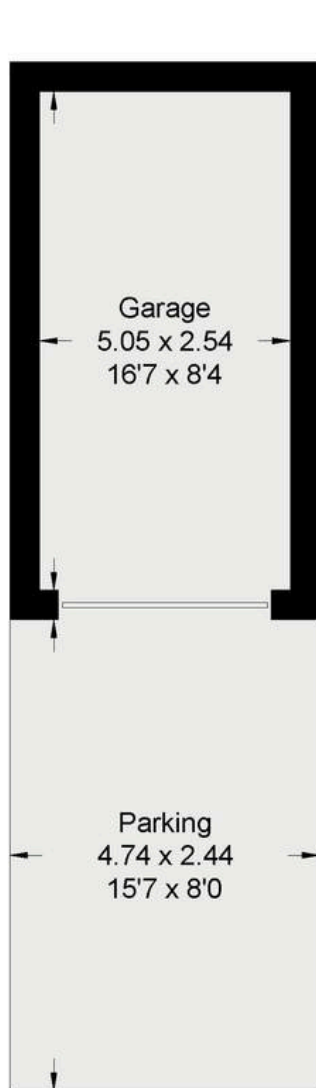
# Otters Reach, OX1

Approximate Gross Internal Area = 54.80 sq m / 590 sq ft

Garage = 12.80 sq m / 138 sq ft

Total = 67.60 sq m / 728 sq ft

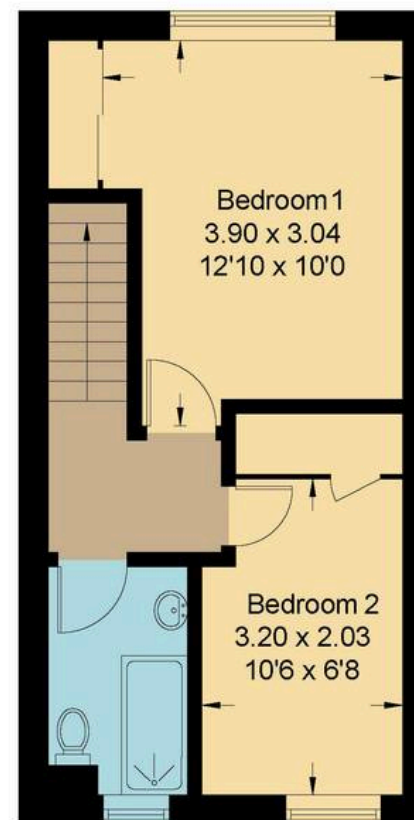
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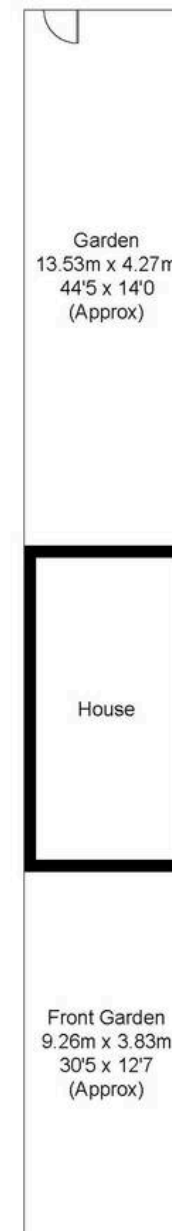
(Not Shown In Actual  
Location / Orientation)



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.  
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