

established 200 years

Taylor & Fletcher



3 Hailey Road
Chipping Norton, OX7 5JD
£300,000



3 Hailey Road Chipping Norton, OX7 5JD

This property boasts one reception room, three cosy bedrooms, and a well-appointed bathroom. The large garden offers wonderful space for outdoor activities and relaxation.

Situated conveniently close to the town centre, this property provides easy access to local amenities and attractions. With parking available, you can bid farewell to the hassle of searching for a spot after a long day out.

Whether you're looking to settle down in a peaceful neighbourhood or seeking a place with easy access to town life, this property on Hailey Road offers the best of both worlds. Don't miss out on the opportunity to make this house your home sweet home.

Location

Chipping Norton is the highest town in the Cotswolds and is an attractive, well-known and thriving Market Town, serving a wide rural area of the Oxfordshire Cotswolds. It offers an extensive range of National and Independent Retailers, Banks and Professional Services, Community Hospital and Health Centre, Swimming Pool and Leisure Centre, Golf Course and Theatre. Local buses provide regular services to Woodstock and Oxford and there is a wide range of highly regarded state and independent schools in the area.

Description

A much improved three bedroom semi detached home located within walking distance to the centre of town. Features include a new gas boiler and a recently fitted Wren kitchen. Parking to the front and a remarkable rear garden

Ground Floor

Comprises of entrance hall leading to downstairs shower/cloakroom and lounge with open fireplace, newly fitted Wren kitchen with 2 windows overlooking the rear garden. Lean to sun room with stable door to the extensive rear garden with side access. Cupboard housing recently replaced boiler.

First Floor

The first floor mainly comprises of three bedrooms and re-fitted and well appointed family bathroom. Loft access

Garden

A lovely large rear garden approximately 20 metres in length. Two paved areas for seating and room for a vegetable plot and mature fruit trees. There is also a pathway leading down the side of the property to the front.

Fixtures and Fittings

Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

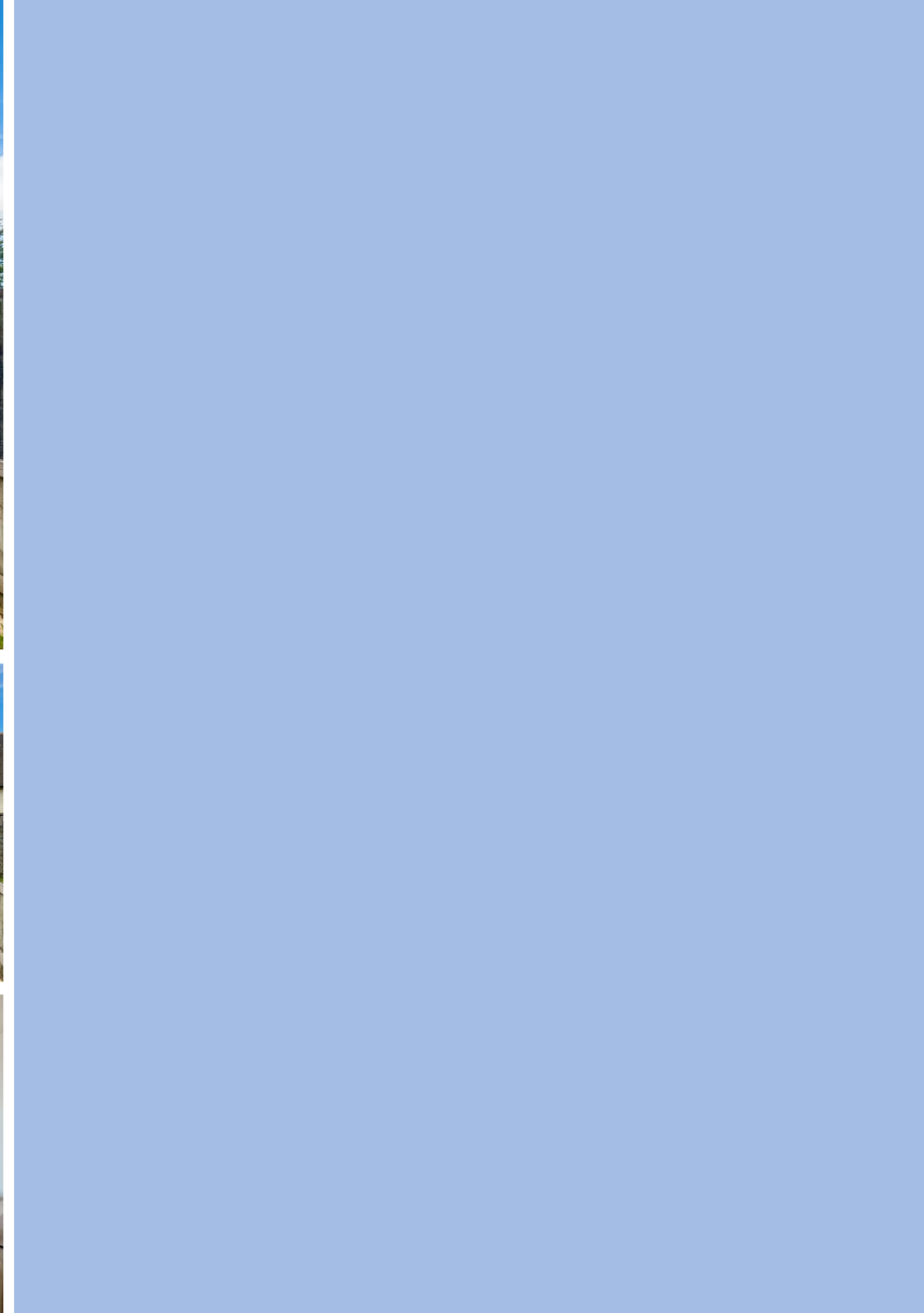
Local Authority

West Oxfordshire District Council
Woodgreen
Witney
Oxfordshire
OX28 6NB
Tel: (01993) 702941

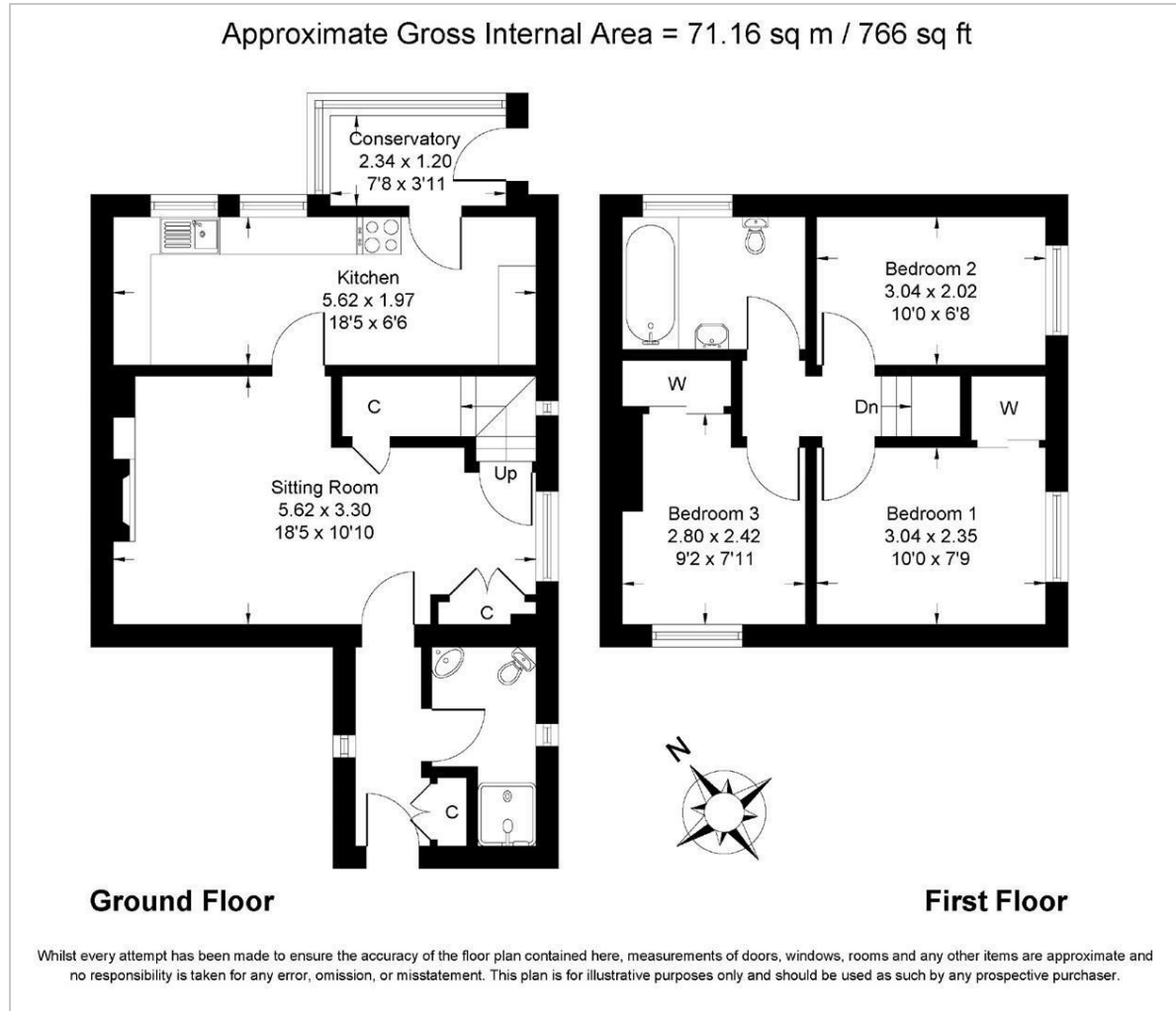
Viewing

Viewing is via the Sole Agents and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

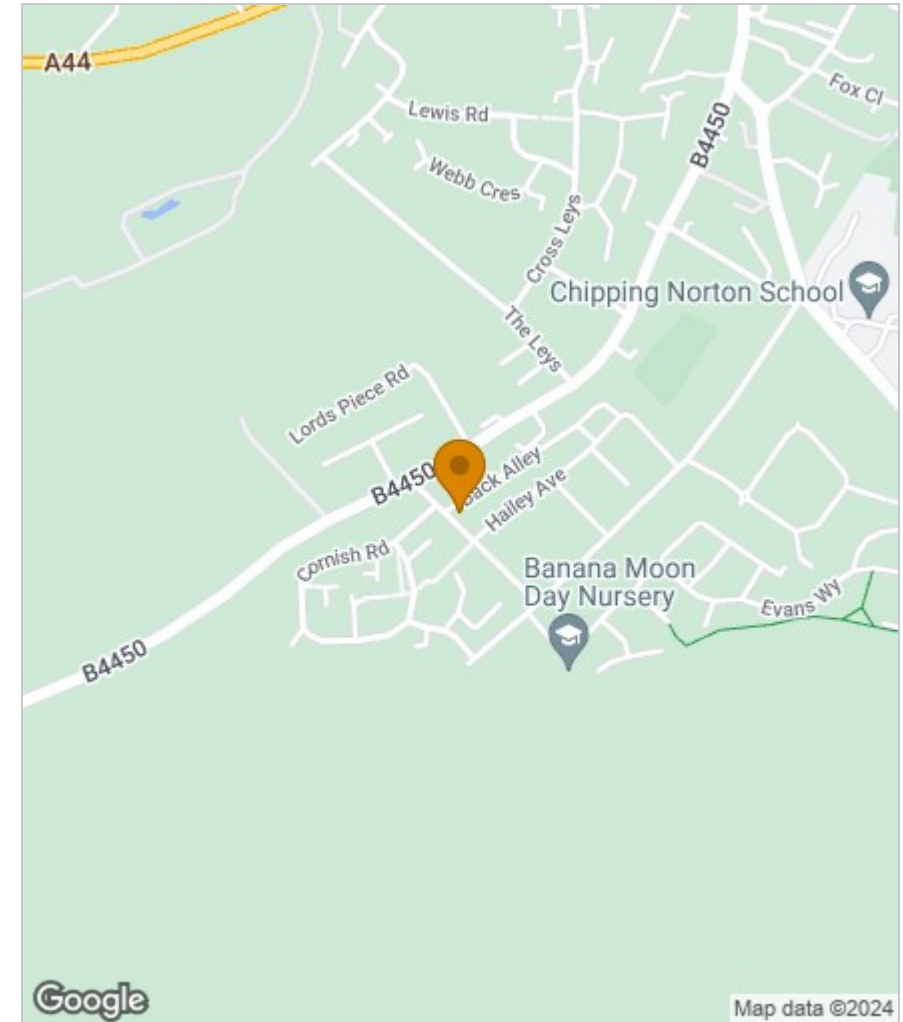




Floor Plan



Area Map



Viewing

Please contact our Chipping Norton Sales Office on 01608 644344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	