



The Lanes, Bampton

19 The Lanes

Bampton OX18 2JG

£250,000

Guide Price



An idyllic spot for retirement! Nestled in the heart of Bampton within walking distance of the bustling Market Square, The Lanes is a quiet, safe and friendly retirement complex of just 24 homes with resident management staff and Careline alarm service. No. 19 has an attractive approach with an area of lawn with flowering plants and shrubs. An entrance hall opens to the light and airy living/dining room with doors to a private patio area and communal garden with stone walling and trees beyond the boundary. The modern fitted kitchen is to the front with a shower room completing the ground floor picture. There are two double bedrooms and refitted shower room to the first floor, a stair lift chair is currently in place but could be removed if not required.

The pretty communal grounds enjoy a southerly aspect and are meticulously maintained with lawns and a host of flowering shrubs and plants. Resident parking with visitor spaces are further attributes. Offered with no onward chain this fabulous retirement property is ready to move into and a viewing will not disappoint.

Agent's Comment

"A wonderful retirement complex with a thriving community and close to the attractive centre of Bampton with its array of amenities"



 Communal plus private patio



IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.

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Approximate Gross Internal Area
78.9 sq m / 849 sq ft

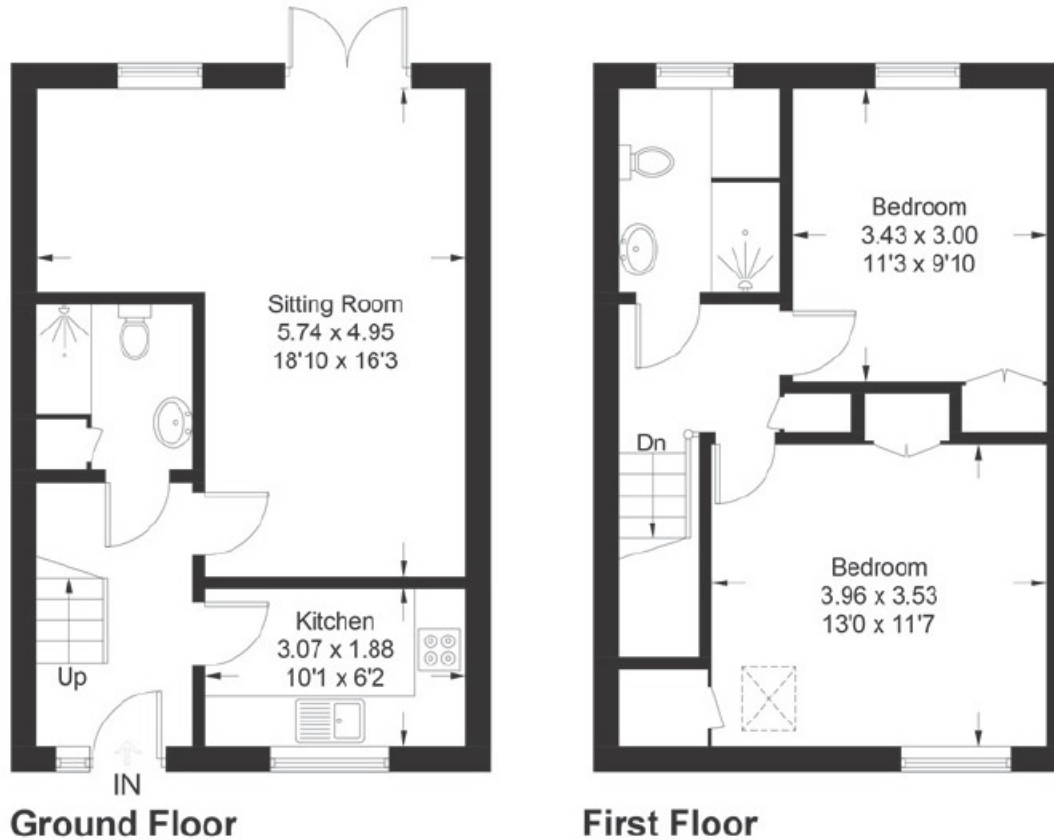


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUketch.com © (ID1094292)

Breckon & Breckon

est. 1947

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Oxford city centre

Tel: 01865 244735 (sales)
Tel: 01865 201111 (letting)

Summertown

Tel: 01865 310300 (sales)
Tel: 01865 558999 (apartments)

Headington

Tel: 01865 750200 (sales)
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Abingdon

Tel: 01235 550 550 (sales)
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Woodstock

Tel: 01993 811881 (sales)
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Witney

Tel: 01993 776775 (sales)
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Council Tax Band:

Band D - £2,335.4
Service Charge
£220.00 per month

Local Authority:

West Oxfordshire
District Council

Energy Efficiency Rating		Band	Points
Very energy efficient - lowest energy costs	A		
Energy efficient - low energy costs	B		
Decent energy efficiency - average energy costs	C		
Some energy efficiency - higher energy costs	D		
Low energy efficiency - higher energy costs	E		
Very low energy efficiency - highest energy costs	F		
Very low energy efficiency - highest energy costs	G		
		D	55
			62

England, Scotland & Wales