



Common Road, North Leigh

45 Common Road

North Leigh OX29 6RE

£800,000

Guide Price



Agent's Comment

"A superb investment opportunity in a prime village with good transport links"

North Leigh is a pretty village located between the bustling market town of Witney and the desirable town of Woodstock. There is a London/Paddington rail link in the nearby village of Long Hanborough along with its range of local shops. There is a primary school in the village and a regular bus service runs between Witney and Woodstock. This detached property was converted into four apartments in 2006 and have brought a consistent income for our client since completion. Each apartment is presented in good order throughout and all enjoy the benefit of a private garden and two parking spaces. Property 1 is a two bedroom duplex maisonette with open plan kitchen/living area and modern bathroom. Apartment 2 is a two bedroom ground floor maisonette with good size living area open to the kitchen plus bathroom. Apartment 3 is also first floor and benefits from a dual aspect living room with separate kitchen/breakfast, two double bedrooms and bathroom. Apartment 4, ground floor with two bedrooms, open kitchen/living area and bathroom. Each apartment has an area of private garden and there is ample private parking. NB Selection of photos from each apartment.





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 misstatement. 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.

Approximate Gross Internal Area = 258.5 sq m / 2786 sq ft



Witney
 01993 776 775
 10 Market Square
 Witney, Oxfordshire
 OX28 6BB
 witney@breckon.co.uk
 breckon.co.uk



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)
 Tel: 01865 763999 (letting)

Abingdon
 Tel: 01235 550 550 (sales)
 Tel: 01235 554 040 (letting)

Woodstock
 Tel: 01993 811881 (sales)
 Tel: 01993 810100 (letting)

Witney
 Tel: 01993 776775 (sales)
 Tel: 01865 201111 (letting)



Council Tax Band:
 Council Tax Band B
 £1,679.98

Local Authority:
 West Oxfordshire
 District Council

