

Property details approval form

15 Queens Crescent, Clanfield, BAMPTON, Oxfordshire, OX18 2RR

Date: 10 March 2025

Property Ref and Version: CAR103897 - 0004

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£350,000

Tenure: Freehold

○ Key Features

> Energy Rating: D

○ Short Description

An extremely rare opportunity to purchase a wonderful four bedroom semi-detached family home which is located in the picturesque village of Clanfield. Queens Crescent is positioned on a generous corner plot and is brought to the market with no onward chain.

○ Long Description

Brought to the market in the highly sought after village of Clanfield is this wonderful four bedroom semi-detached family home which is positioned in Queens Crescent. This home offers a generous flow and is light and airy throughout it's entirety. Queens Crescent brings no onward chain and is a wonderful opportunity for a family looking into upsizing to a larger property.

The property accommodation is arranged over two floors. On arrival to the property you are greeted with a generous front garden and driveway which is able to park two vehicles securely off street. Upon entering the property you are met with a welcoming entrance hall that leads through to a generous sized lounge, kitchen/breakfast room as well as a downstairs shower room and utility room. To the first floor you will find four bedrooms with three being double bedrooms and a family bathroom.

Externally you have well kept and low maintenance rear garden which provides side access to the frontal aspect. Viewings on this fantastic home are highly recommended.

○ Directions

○ Agents Note

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○ Room Description

Cloakroom

Shower cubicle, WC, wash hand basin, heated towel rail and fully tiled.

Kitchen/Breakroom

14' x 9' 1" (4.27m x 2.77m)

one double glazed window to right, door to right, dishwasher, fan oven, induction hob, extractor fan, wall and base units, one bowl with mixer tap.

Dining Room

9' 1" x 22' 1" (2.77m x 6.73m)

one double glazed window to rear, double doors to rear, access to lounge

Lounge

Wood burner, bay window to front, access to kitchen, dining room and understairs cupboard.

Utility Room

3' 1" x 8' (0.94m x 2.44m)

wall and base units, door to side aspect and plumbing for washing machine.

Landing

Stairs to ground floor, access to four bedrooms, bathroom and loft access.

Bedroom 1

12' x 9' (3.66m x 2.74m)

one double glazed window to front aspect and double integral wardrobe.

Bedroom 2

9' 1" x 9' (2.77m x 2.74m)

one double glazed window to front and a single integral wardrobe.

Bedroom 3

13' x 9' (3.96m x 2.74m)

one double glazed window to rear.

Bedroom 4

13' x 9' (3.96m x 2.74m)

one double glazed window to rear.

Loft Space

13' x 9' (3.96m x 2.74m)

one double glazed window to rear.

Front Garden

path to front door, fence enclosed.

Rear Garden

Fence enclosed, laid to lawn, outdoor tap, sheds will stay, small patio area , side gate and also has new fencing.

Bathroom

One double glazed window to side aspect, wash hand basin, bath, heated towel rail, WC and extractor fan.

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○ Property Images



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Property Images



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.fairground.com



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☐ Floor Plan

☐ Approval

	Signature	Date
Ben Perrott		
Mr D. Bartlett		