



Catherine Close, Shrivenham, Oxfordshire, SN6 8ER

£450,000
(Subject to Contract)

Hanley's

A well presented and spacious three bedroom detached property offering the scope to extend with planning having been granted in 2020 (since lapsed). Situated in the heart of this popular village and within a level walk of it's amenities, the light and airy accommodation comprises to the ground floor: entrance hall with stairs to the first floor and understairs cupboard, cloakroom, fitted kitchen with integrated electric oven, hob with extractor fan over and space for further appliances, gas fired boiler, water softener and door leading to the side garden, 19' living room with French doors opening on the garden and a separate dining room. To the first floor: landing with airing cupboard, and access to the loft space, re-fitted family bathroom with shower over the bath, three good sized bedrooms; two with fitted wardrobes and en-suite shower room to bedroom one. Outside to the rear is an enclosed private garden with paved patio area, lawn and a selection of established shrubs. To the side is a gravelled area; ideal for bin/recycling storage and gated access to the front. A personal door from the garden leads to the attached garage. To the front, the garden is laid to lawn with shrubs and central feature tree, a covered porch leads to the garage and front door with driveway parking leading to the garage with up and over door to the front, light, power, water tap and door to the rear garden. Further benefits include gas fired radiator central heating, both radiator and underfloor heating to bathrooms, double glazing, as the property was rented out until May 2024 is both gas certified and electrically compliant. The property is being offered for sale with **NO ONWARD CHAIN**.



Please note: Planning permission was granted in 2020 to extend. **Application No : P20/V1378/HH.** Application proposal: Demolition of attached garage and erection of single storey side and rear extension. Please contact our office for further information and plans.



2 Bathrooms



3 Bedrooms



2 Receptions

EPC: C71

Council Tax Band: E

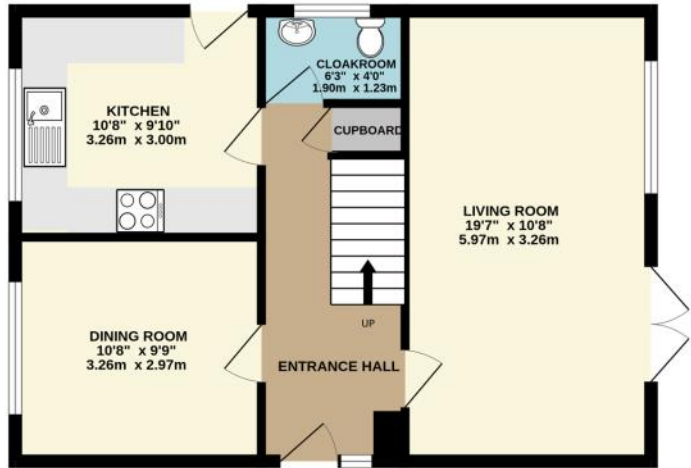
Tenure: Freehold



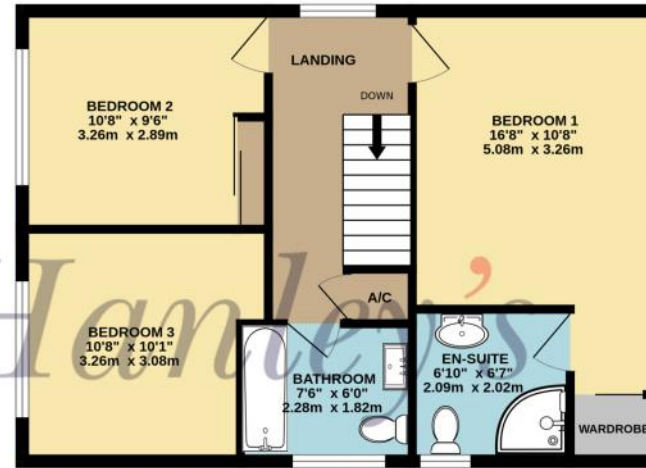
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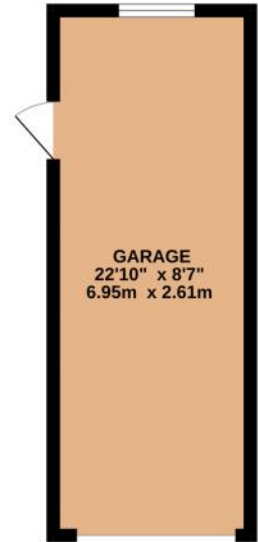
GROUND FLOOR
539 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



2ND FLOOR
195 sq.ft. (18.1 sq.m.) approx.



TOTAL FLOOR AREA : 1275 sq.ft. (118.5 sq.m.) approx.



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