

MARTYN COX
— & COMPANY —



13 Cote Road, Aston – OX18 2DU

Bampton

Welcome to 13 Cote Road

A nicely presented semi detached two bedroom bungalow in a tucked away position close to the centre of this popular village.

This impressive modern property briefly comprises entrance hall, sitting room with a feature electric fireplace, a lovely kitchen with space for a small dining table, useful study/hobbies room, conservatory, two bedrooms and a shower room. Gas central heating, garage with gated driveway and attractive garden with timber cabin/storage room and a greenhouse. The property is within Aston Conservation Area.

Aston is a popular village with a primary school, community store, village hall, church, playing field/park, public house and Aston Pottery with café and gardens.

Council Tax band: C £1,919.49

Tenure: Freehold

EPC Energy Efficiency Rating: D

Nicely presented two bedroom bungalow

Sitting Room

Kitchen

Study & Conservatory

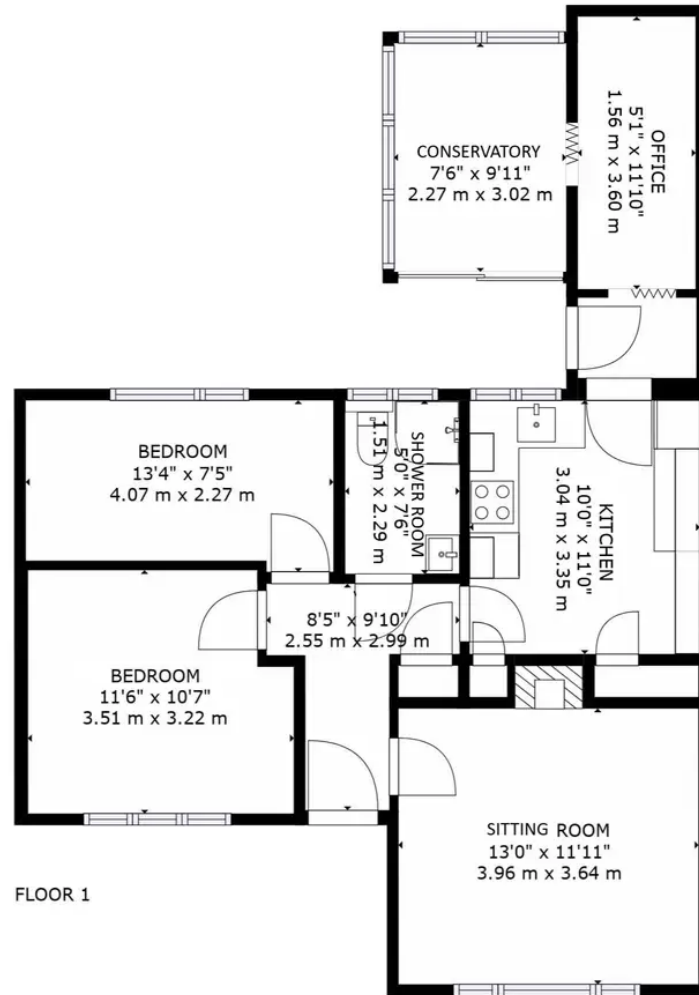
Shower room

Garage and gardens

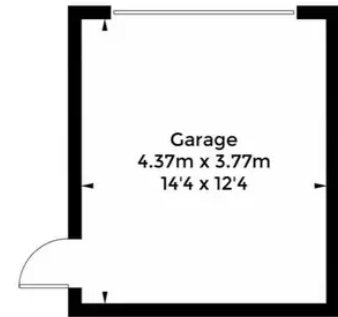
Village cul de sac setting







FLOOR 1



(Not Shown In Actual Location / Orientation)

GROSS INTERNAL AREA
 FLOOR 1: 782 sq. ft, 73 m²
 TOTAL: 782 sq. ft, 73 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only