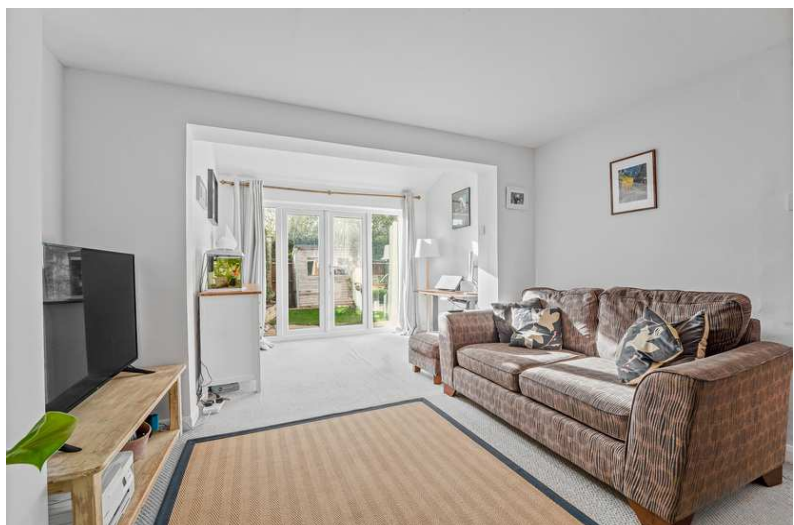


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Chandler Close
Bampton, Oxfordshire

Guide Price £325,000



Chandler Close, Bampton, Oxfordshire, OX18 2NW

Guide Price £325,000

Freehold

A very roomy 3 bedroom end of terrace house benefiting from a ground floor rear extension providing much improved living space, in an established village setting close to the primary school and within walking distance of good local amenities. The property boasts a useful entrance hall ideal for all those coats and shoes, a cloakroom, a family/dining space opening to the fitted kitchen and a separate sitting room with double doors to the enclosed rear garden. On the first floor are 3 bedrooms (2 double) and bathroom with white suite. Heating is gas fired via a combination boiler. Outside a paved driveway provides parking for two cars, and access off shared path top the rear garden. The property offers great living space for the price and viewing is recommended.



THE ACCOMMODATION

Entrance Porch

Tiled floor and useful storage area.

Entrance Hall

Doors to dining area and cloakroom.

Cloakroom

WC, wash basin, tiled walls.

Dining Area

Wide window to front, laminate flooring, staircase to first floor, understairs storage cupboard. Leads through to:-

Kitchen

Extended kitchen with base and wall units along one wall, worktop, tiled splashbacks, single drainer 1.25 bowl sink, built-in electric oven and hob, extractor hood, plumbing for washing machine and dishwasher, tiled floor, door to rear garden and:-

Sitting Room

Extended, glazed double doors to the rear garden.

On the first floor

Landing

Access to boarded roof space.

Bedroom 1

Window to rear.

Bedroom 2

Window to rear, cupboard housing 'Ideal' gas fired boiler.

Bedroom 3

Window to front, wardrobe cupboard.

Bathroom

White suite comprising panelled bath with shower over, wash basin in vanity unit, WC, fully tiled, window to front.

OUTSIDE

Driveway

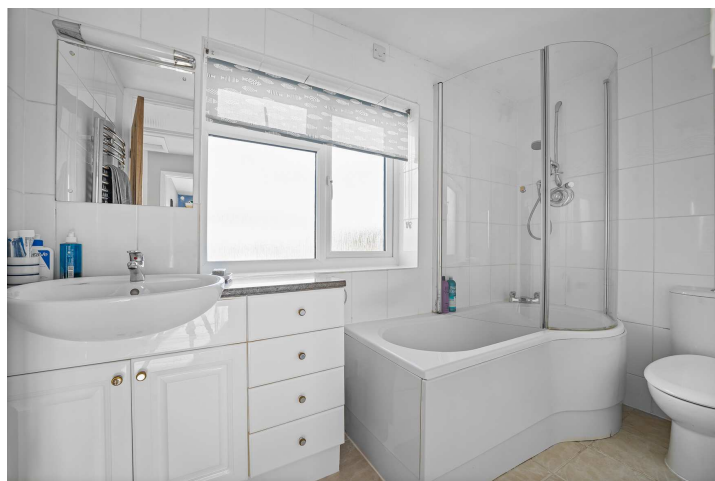
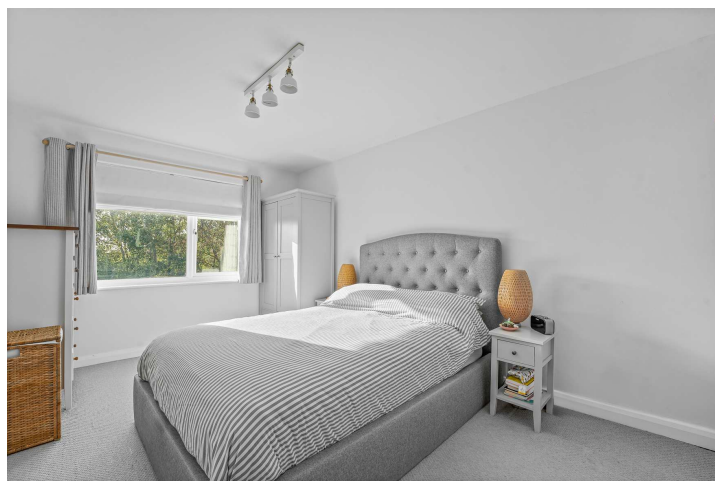
Block-paved driveway parking at the front of the house for two cars.

Rear Garden

Gated access off a shared path. The garden is paved, has a small area of lawn, timber shed with electric light and power, garden store, outside tap and lighting.

Council Tax

West Oxfordshire District Council - Band C.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

- * 3 Bedrooms * Useful entrance hall/cloakroom * Sitting Room *
- * Open plan dining area & fitted kitchen * Rear extension * Gas CH * Driveway parking *
- * Rear garden * Popular West Oxfordshire village * Viewing advised *

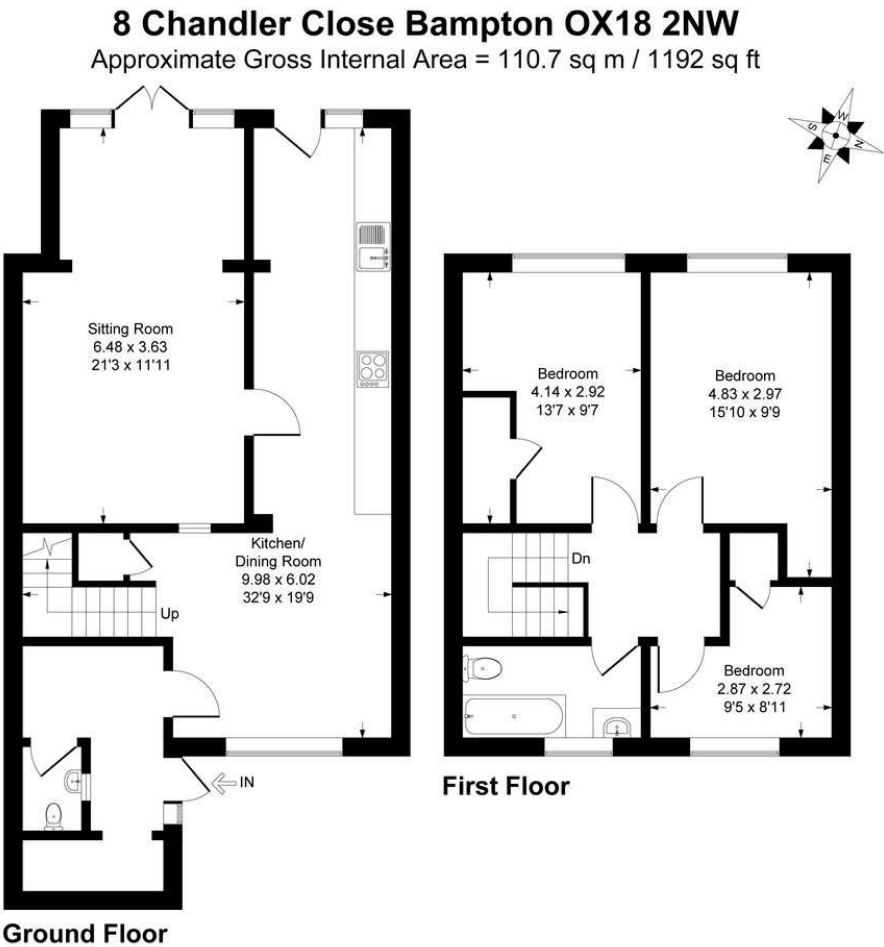


Illustration for identification purpose only, measurements approximate, and not to scale.

These particulars have been carefully prepared in good faith as a guideline only. Rooms have been measured with an electronic laser and measurements, areas, distances or aspects referred to given as approximations. No appliances, heating systems or services have been tested and prospective purchasers are advised to commission their own inspections and surveys prior to exchange of contracts. Nothing in these particulars should be interpreted as implying that any necessary planning, building regulation or other consents have been obtained. We have not verified the tenure or legal title of the property and prospective purchasers should make their own enquiries through their Solicitor prior to exchange of contracts.