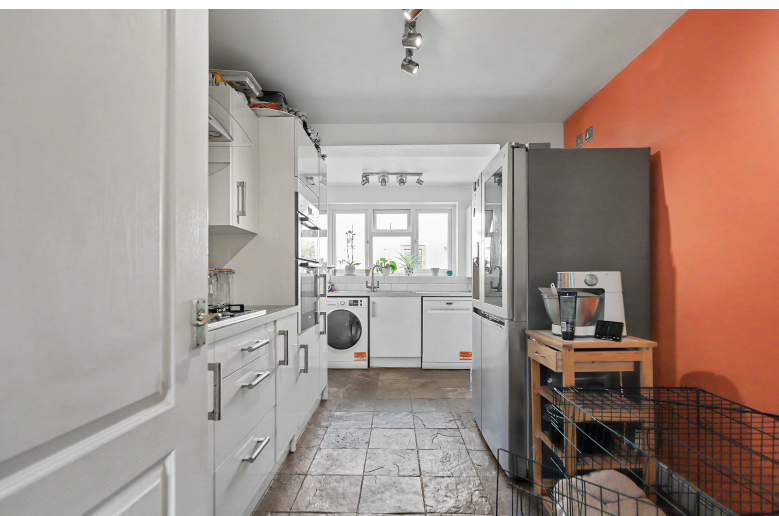


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**204 Manor Road
Witney, Oxfordshire**

Guide Price £425,000



204 Manor Road, Cogges, Witney, Oxfordshire, OX28 3ST

Guide Price £425,000 **Freehold**

An extended 4 bedroom semi-detached house on the edge of the popular Manor Road development in Cogges, dating from the 1980's. The property benefits from a well planned second floor conversion giving a master bedroom with en-suite bathroom. The remainder of the accommodation comprises hall, cloakroom, sitting room with patio doors to the garden, an extended L-Shaped kitchen, 3 first floor bedrooms, and bathroom. The property has gas central heating, double glazing, and a single garage at the rear with personal door access into the part-walled rear garden. The house is close to good amenities with a small neighbourhood centre, Blakes primary school, medical centre and pharmacy on the doorstep. The town centre can be reached by a delightful walk over langel common, passing Cogges farm museum/cafe and crossing the river windrush bridges en-route. Viewing is strongly recommended.



THE ACCOMMODATION

Hall

Staircase to first floor, coats cupboard.

Cloakroom

WC, pedestal basin, window to front.

Sitting Room

Patio doors to rear garden, laminate floor, gas fire with a stone surround.

Kitchen

Extended L-shaped room with base and wall units, worktop and tiled splashback, built-in electric double oven, gas hob with splashback and extractor hood, single drainer sink, plumbing for washing machine/dishwasher, space for dryer. Cupboard housing gas boiler, slate tiled floor, window and part-glazed door to rear garden.

On the first floor

Landing

Staircase to second floor.

Bedroom 2

Window to rear, wardrobe cupboard.

Bedroom 3

Window to rear, wardrobe cupboard.

Bedroom 4

Window to front, wardrobe cupboard.

Bathroom

White suite comprising panelled bath with shower over, pedestal basin, WC, part-tiled walls, window to front.

On the second floor

Small Landing

Window to rear. Door to:-

Master Bedroom

Window to rear, Velux roof light, eaves storage, built-in wardrobe.

En-Suite Bathroom

Panelled bath with shower attachment, pedestal basin, WC, Velux roof light.

OUTSIDE

Single Garage

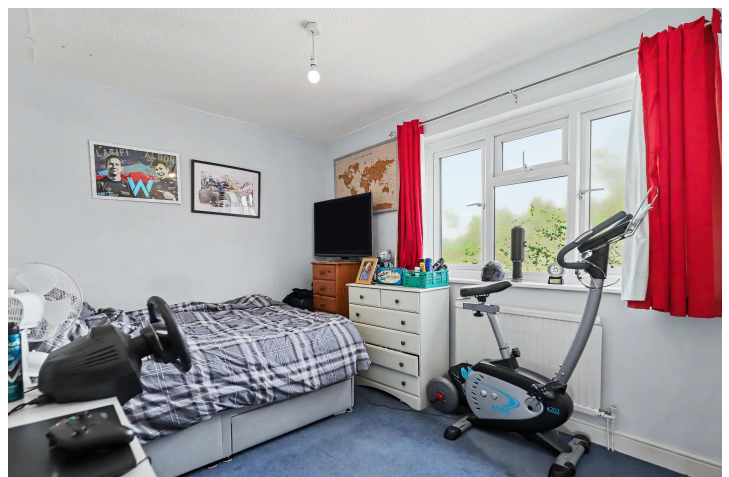
At rear of the property with up and over door, electric light and power, personal door to rear garden.

The Garden

Open plan front garden laid to lawn. Gated side access to the rear garden that comprises of patio, area of lawn, enclosed on two sides by a stone wall. Outside tap.

Council Tax

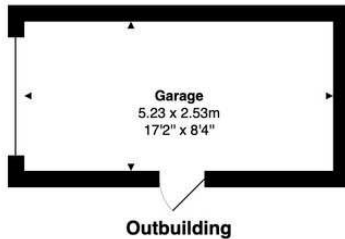
West Oxfordshire District Council - Band D.



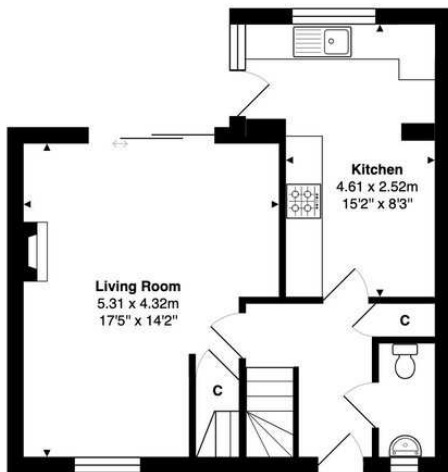


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

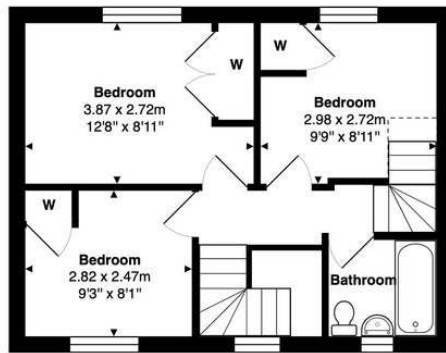
- 4 Bedrooms * Master En-Suite * Family Bathroom ***
- Gas CH * Single garage ***
- Part-walled rear garden with side access ***
- Extended Kitchen * Cloakroom * Sitting Room ***
- Very popular location * Close to amenities ***



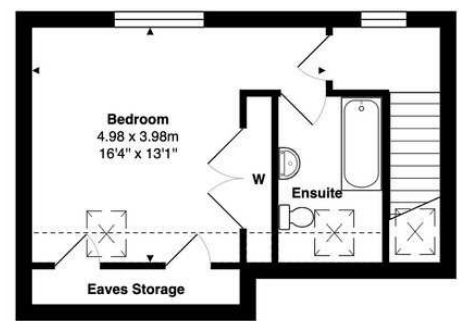
Outbuilding



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area

Main House 107.9 m² / 1161 ft² (excluding eaves storage)
Garage 13.2 m² / 142 ft²
Total 121.1 m² / 1304 ft² (excluding eaves storage)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
Drawn by E8 Property Services. www.e8ps.co.uk