



31 Fernhill Road, Begbroke, OX5 1RP
£400,000 Freehold

THOMAS
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SALES LETTINGS



The Property

Requiring complete modernisation and improvement is this attractive double fronted bay window detached bungalow located in a popular road which forms part of Begbroke, located between Kidlington and Woodstock.

The bungalow comprises entrance hall, bay window lounge, kitchen/diner, 3 bedrooms and shower room. Outside there is a large garden with greenhouse, garage and driveway to the side with front garden and fish pond, along with steps to the front door.

Additional information to note:

- All mains services are connected.
- Kitchen appliances to be left.
- Gas back boiler not working.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates good outdoor mobile voice and data with EE, Three and Vodafone, variable outdoor with O2. Both Three and Vodafone have variable in-home data and voice.
- For information on restrictive covenants please contact the office.
- Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

EPC Rating: E

Council Tax Band: E





Key Features

- Detached Bungalow
- Double Fronted
- 3 Bedrooms
- Bay Window Lounge
- Garage & Driveway
- Large Garden
- Popular Village
- No Chain
- Requires Complete Modernisation and improvement
- Viewing Recommended

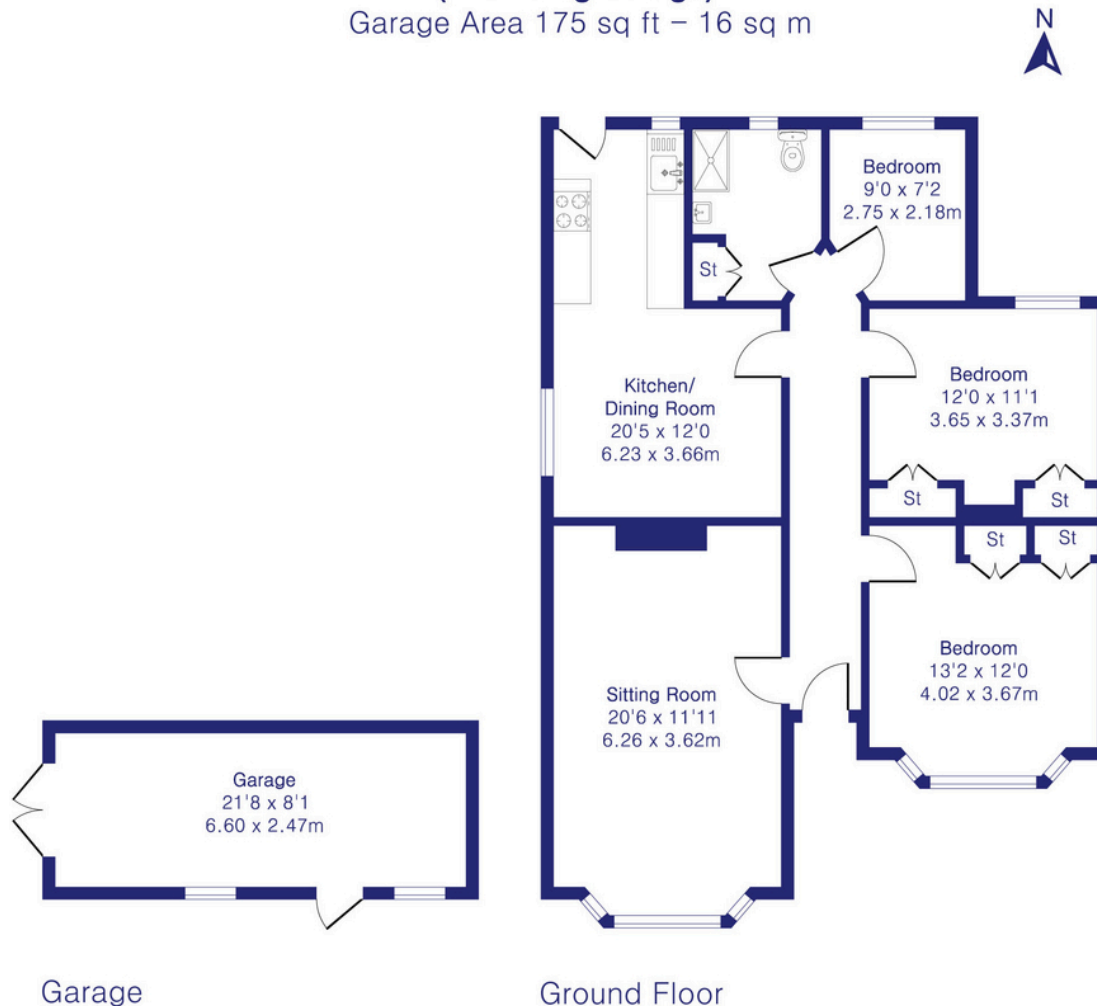
The Location

Begbroke lies c.6 miles North of Oxford straddling the A44. The Village has a village hall with sports and social club, public house with a more comprehensive range of shopping and recreational amenities available in nearby Woodstock and Kidlington. There is a regular bus service to Oxford, Woodstock and a mini bus service operates to Kidlington. The M40 (j.9) is within 10 miles, giving access to London and The Midlands. Access to railways are at Oxford (4 miles) and Bicester (10 miles) – London 60 mins approx. and the new Oxford Parkway Railway Station now open at Water Eaton, Kidlington will benefit local residents even further travelling to London.



**Approximate Gross Internal Area 969 sq ft - 90 sq m
(Excluding Garage)**

Garage Area 175 sq ft – 16 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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