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**23 Talbot Fields**  
**Bampton, Oxfordshire**

**Guide Price £325,000**



## 23 Talbot Fields, Bampton, Oxfordshire, OX18 2AB

**Guide Price £325,000** **Freehold**

A 3 bedroom semi-detached house in a small cul-de-sac development benefiting from additional ground floor space from internal changes to the garage. The accommodation includes a sitting room, open plan breakfast kitchen, conservatory, home office, utility/cloakroom, 3 bedrooms and bathroom with a white suite. The property has driveway parking, gas central heating, a rear garden, and nearby footpath access to the centre of Bampton and local amenities. The house is available with no onward chain.



## THE ACCOMMODATION

### Entrance Lobby

Tiled floor, storage cupboard with consumer unit. Glazed door to:-

### Sitting Room

Staircase to first floor, window to front. Opening to:-

### Breakfast Kitchen

Base and wall units, timber worktop, tiled splashbacks, built-in electric oven, gas hob, plumbing for dishwasher, stainless steel single drainer sink, gas boiler, circular breakfast bar, window to rear. Glazed door to:-

### Conservatory

PVCu framed on a dwarf wall, radiator, double doors to rear garden.

### Home Office

Door to rear garden, fitted storage, access to roof void with lighting. Door to:-

### Utility

Plumbing for washing machine, sink, WC, storage, door to front.

## On the first floor

### Landing

Access to roof space.

### Bedroom 1

Window to front.

### Bedroom 2

Window to rear.

### Bedroom 3

Window to front. Currently used as a Dressing Room.

### Bathroom

White suite comprising panelled bath with shower over, wash basin, WC, tiled walls, window to rear, airing cupboard housing hot water cylinder.

## OUTSIDE

### Parking

Driveway parking.

### The Garden

Small area of gravelled front garden.

The rear garden comprises paving, lawn, a summerhouse, outside tap, and a gate to the rear.

## COUNCIL TAX

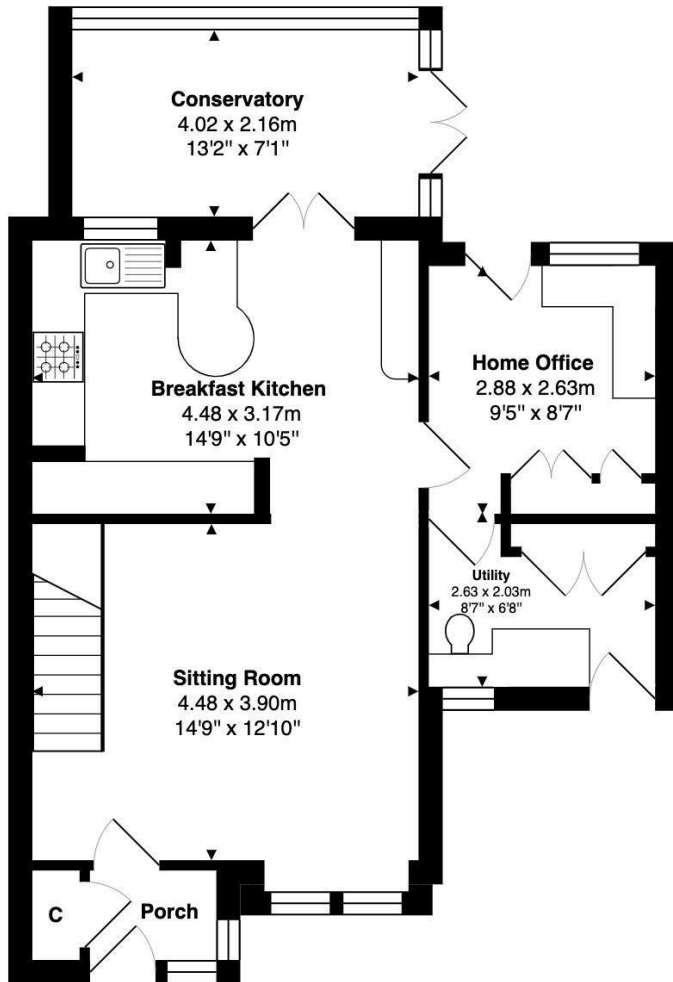
West Oxfordshire District Council - Band C.



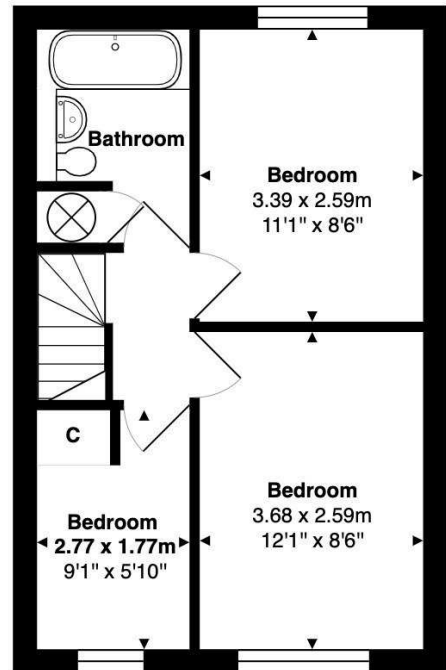


- 3 Bedrooms
- Breakfast Kitchen
- Home Office
- Driveway parking
- Small development
- Sitting Room
- Conservatory
- Utility/Cloaks
- Gas CH
- No onward chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	69	74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



**Ground Floor**



**First Floor**

**Approximate Gross Internal Area**

90.8 m<sup>2</sup> ... 977 ft<sup>2</sup>



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.

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