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**Wadards Meadow
Witney, Oxfordshire**

Guide Price £350,000



Wadards Meadow, Cogges, Witney, Oxfordshire, OX28 3YJ

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Freehold

A link-detached 3 bedroom house in an established development dating from the 1980's within the ever popular Cogges area. The property is close to a large open green/park area, Cogges manor farm museum/cafe, and a small neighbourhood centre.

The town centre can be easily reached by a lovely walk over the picturesque langel common crossing the river windrush foot bridges. The property requires updating but offers a great deal of scope to modernise and improve. Outside there is a small front garden, and side access to the rear garden with a garage at the far end. End of chain sale.



THE ACCOMMODATION

Hall

Staircase to first floor, coats cupboard housing gas boiler.

Cloakroom

WC, wash basin.

Kitchen

Older style base and wall units, worktop, tiled splashback, single drainer 1.25 bowl sink, electric cooker point, tiled floor, window to rear. Door to:-

Rear Lobby

Plumbing for washing machine, worktop and base unit. Door to rear garden.

Sitting Room

Corner TV plinth, window to front, fireplace feature (not currently useable). Double doors to the rear garden.

On the first floor

Landing

Access to roof space.

Bedroom 1

Window to rear.

Bedroom 2

Window to rear.

Bedroom 3

Window to front, fitted wardrobe/drawers.

Bathroom

Older style white suite of panelled bath, wash basin, WC, airing cupboard housing hot water cylinder, window to front.

OUTSIDE

Garage

Positioned at the end of the garden, accessed off a shared driveway. Of sectional construction with up and over door.

The Garden

Small front garden enclosed by a low wall. Shared side access to the rear garden that comprises lawn, paving and small patio area.

Council Tax

West Oxfordshire District Council - Band C.



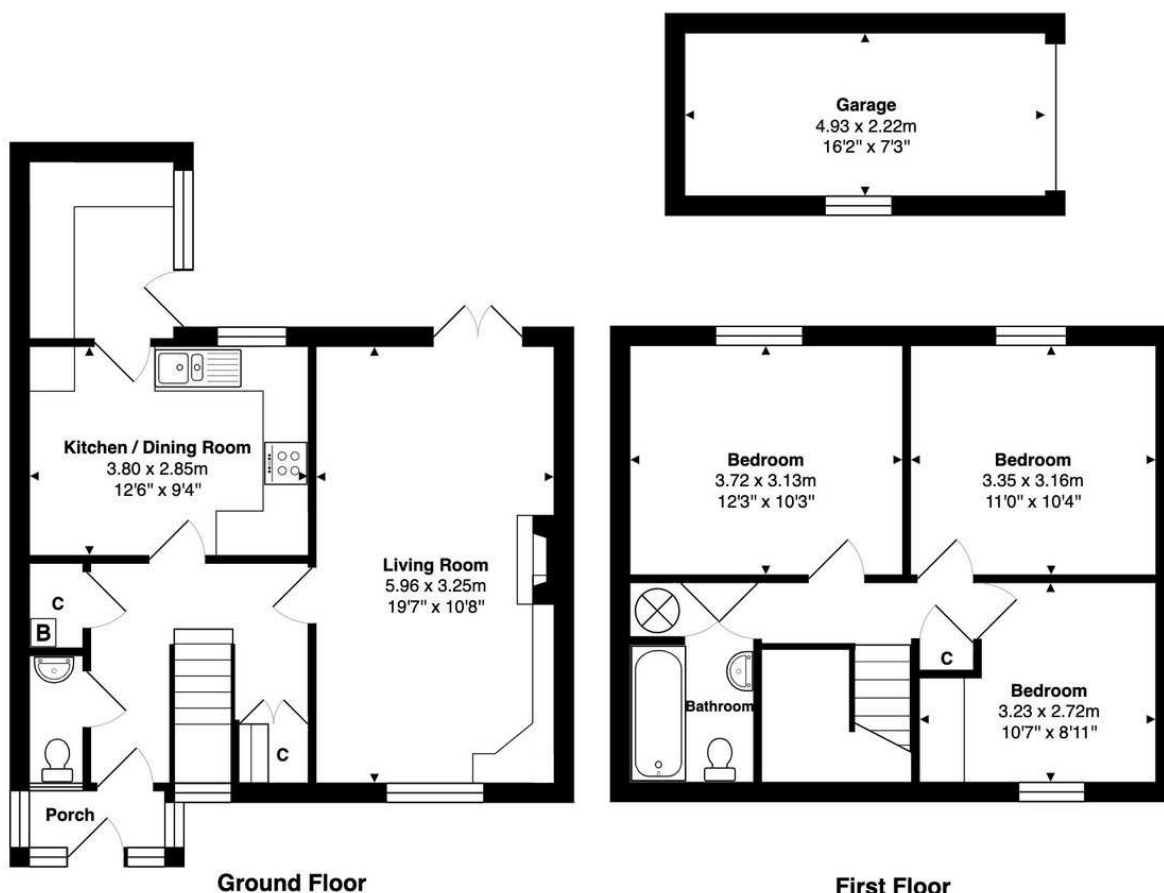
*** 3 Bedrooms * Cloaks * Garage at the rear ***

*** Gas CH * Front & rear garden ***

*** Scope to update/improve ***

*** Popular location * End of chain sale ***

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Approximate Gross Internal Area

Main House 92.2 m² / 993 ft²
 Garage 10.9 m² / 117 ft²
 Total 103.2 m² / 1110 ft²



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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