

Pinson Close, Little Bourton OX17 1FG



A modern three bedroom end of terrace house situated in a quiet village location on the outskirts of Banbury. The property benefits from having an en-suite to the master bedroom, carport with allocated car parking for up to two vehicles, and an enclosed rear garden.

Investment Property Sales & Purchase

ACCOMMODATION

BEDROOM ONE:	12'2 x 9'3 Window to rear aspect.
ENSUITE:	Window to side aspect. Suite with shower cubicle, wash hand basin and low level w/c.
BEDROOM TWO:	9'6 x 9'3 Window to front aspect. Built in wardrobes.
BEDROOM THREE:	10'1 x 7'3 Window to rear aspect.
BATHROOM:	Window to front aspect. Suite comprising bath, wash hand basin and low level w/c.
HALLWAY:	Door to front aspect. Built in storage cupboard.
CLOAKROOM:	Window to front aspect. Suite comprising wash hand basin and w/c.
KITCHEN:	Window to front aspect. Range of floor fitted and wall mounted light wood units with contrasting worktops over. Built in fridge/freezer, washer/dryer and dishwasher. Four ring electric hob with oven below.
LOUNGE/DINER:	17'9 x 16'9 Window to rear aspect. Patio doors leading to rear garden.
HEATING:	Electric heating.
PARKING:	Carport with allocated parking for up to two vehicles.
GARDEN:	South facing rear garden laid to lawn with patio area.
COUNCIL TAX:	Band D
REFERENCE:	381
Local Authority	Cherwell District Council.
Viewings	Through Chattel House.
Price	£330,000. Freehold.
Annual maintenance charge payable, currently set at £150.00	



CHATTEL HOUSE

INTELLIGENT PROPERTY

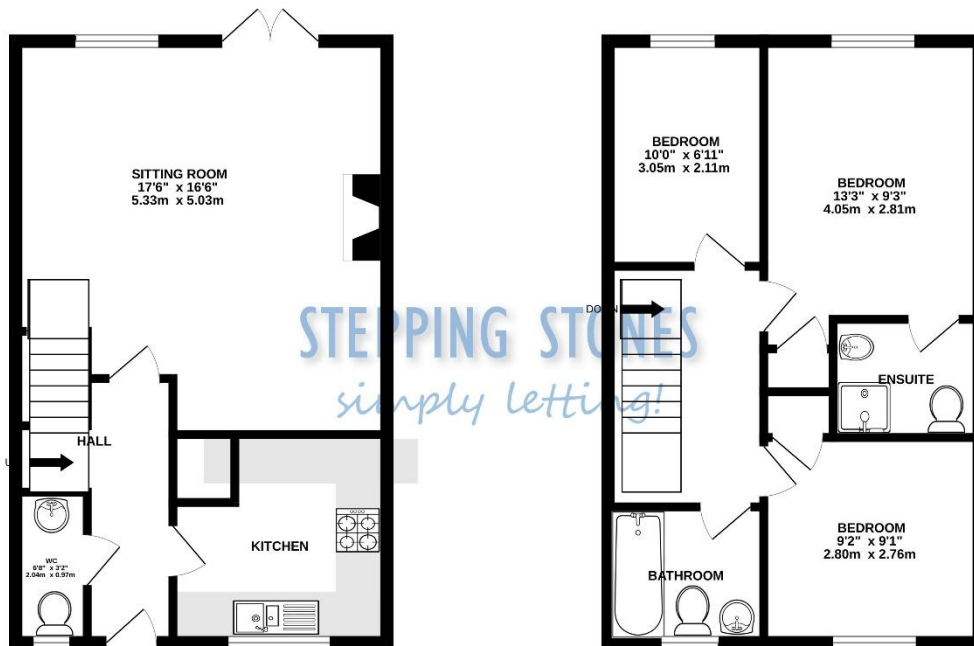
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5/20/2021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.

1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 876 sq.ft. (81.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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