

1 Orchard Piece, Mollington, Banbury, OX17 1DP

- Popular North Oxfordshire village
- Excellent commuter links
- Three bedrooms and a bathroom
- Link detached
- Driveway, garage and gardens
- Viewing highly recommended

3 1 1

£375,000

A superb house located in a popular village with double driveway, garage and low maintenance gardens. Accommodation comprises in brief, cloakroom with potential, sitting/dining room with wood burning stove, spacious kitchen, three bedrooms and a bathroom.

ACCOMMODATION

GROUND FLOOR
Entrance hall with double cupboards, cloakroom with plumbing in place should you want to return it to a shower room. Sitting room with window to front and rear, door to rear, Inglenook fireplace housing wood burning stove. Kitchen with window to front and rear. Range of matching wall and base units with work surface over incorporating ceramic sink with drainer. Integrated double oven, washing machine and induction hob. Space for appliances.

FIRST FLOOR
Landing with loft hatch. Bedroom with window to rear, fitted double wardrobe and single over stairs cupboard. Bedroom with window to rear. Bedroom with window to rear, currently used as a study. Bathroom with window to front, bath, separate shower cubicle, wash hand basin and WC.

OUTSIDE
To front double driveway, single garage with metal double doors, internal power and light. Metal gate opens into the fore garden with canopy porch over the front door. Gate opens to a low maintenance rear garden, mostly paved with patios and walkways. Planted beds, stone chipping beds, timber shed, wood store, outside lights, tap and power point. Walled and panel fence boundaries.

GENERAL INFORMATION
TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that it has oil fired central heating, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.







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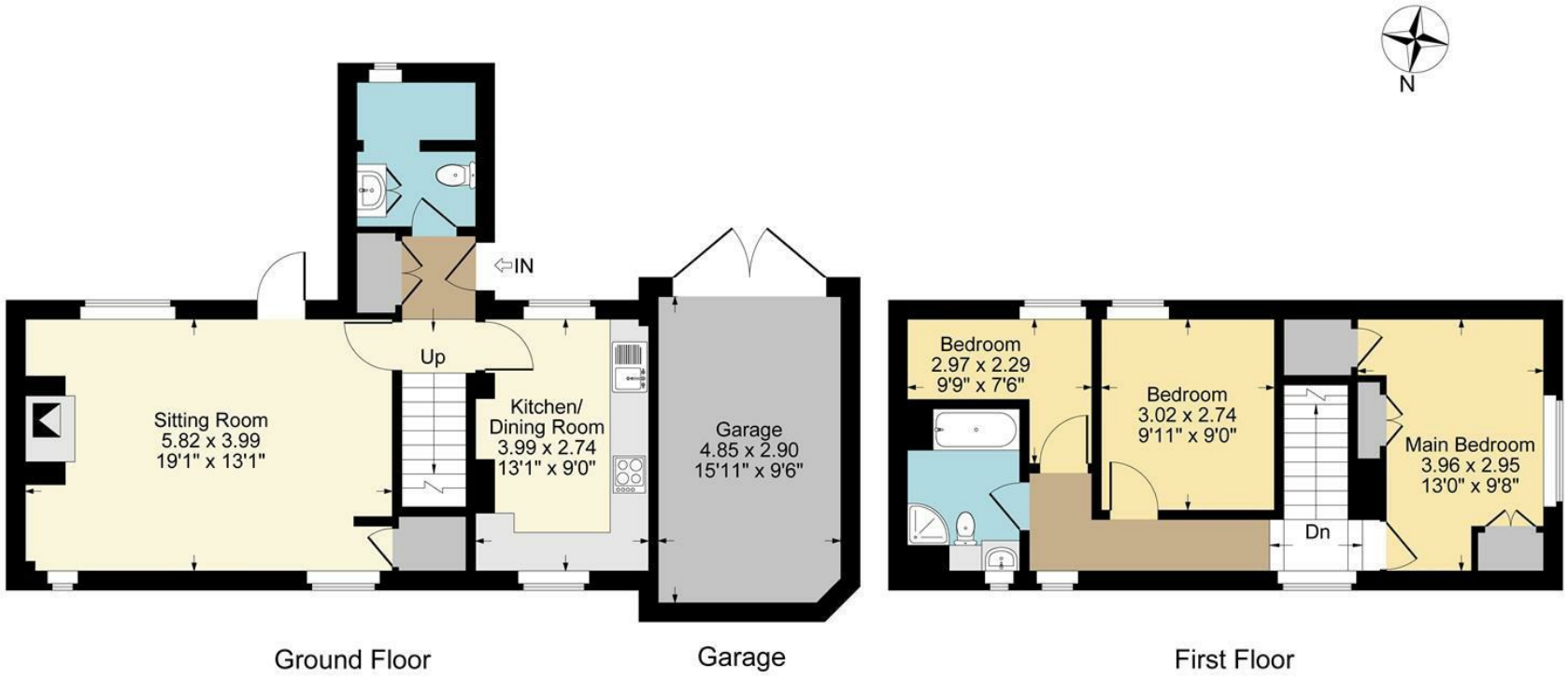

Approximate Gross Internal Area
Ground Floor = 46.46 sq m / 500 sq ft
First Floor = 40.21 sq m / 433 sq ft
Garage = 13.97 sq m / 150 sq ft
Total Area = 100.64 sq m / 1083 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.







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