



Charlbury Road, Shrivenham, SN6 8EE

£399,950  
(Subject to Contract)

*Hanley's*



## Charlbury Road Shrivenham SN6 8EE

A well presented three bedroom semi-detached property with the potential to extend (stpp) situated in a sought after village location within a level walk of the High Street. The spacious accommodation comprises: Entrance porch, door to the hallway with stairs to the first floor, living room with fireplace, open to the dining area, door to the kitchen with large understairs storage cupboard, integrated fridge, freezer, electric double oven, gas hob and extractor fan over and door to the side leading to the rear garden. To the first floor: landing with airing cupboard, family bathroom with shower over the bath and three good sized bedrooms; all with fitted wardrobes. Further benefits include gas radiator central heating and double glazing. Outside to the front is a garden laid to lawn and a block paved driveway leading to the single garage with power, light and personal door to the side. Gated side access leads to the large rear garden with curved patio, greenhouse and mainly lawned garden with a selection of trees, shrubs and flower bed. The property is offered for sale with NO ONWARD CHAIN.



**1 Bathroom**



**3 Bedrooms**



**2 Receptions**

**EPC: D 56**

**Council Tax Band: D**

**Tenure: Freehold**

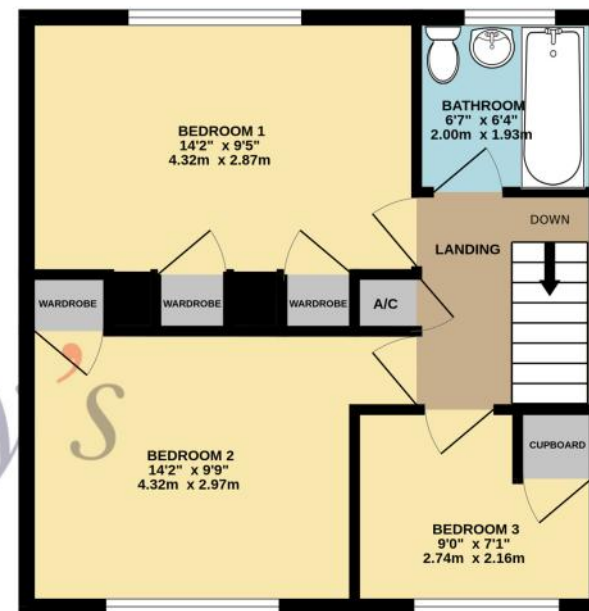


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GROUND FLOOR  
599 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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