



Bow Bank, Longworth OX13 5ER
Oxfordshire, £275,000

Waymark

Bow Bank, Abingdon OX13 5ER

Oxfordshire

Freehold

3 bedrooms | Desirable village location | Potential to improve | Useful outbuilding | "Outstanding" Ofsted rated village school | Kitchen/dining room

Description

A fantastic opportunity to acquire a property to renovate and improve, located in the desirable and sought after Oxfordshire village of Longworth.

The ground floor of the property comprises a useful entrance lobby, which leads into the hallway. To the front of the property is the sitting room, with a fireplace to one end. To the rear of the property is the open plan kitchen/dining space, rear lobby with a door out to the garden, a store cupboard and cloakroom.

Stairs from the hall lead to the first floor where there are two generous double bedrooms and a smaller third bedroom. A family bathroom completes the first floor.

Externally the property has a garden area to the front, which could potentially be turned into a driveway for off-road parking. An arched walk-way leads through to the rear garden where there is a useful out-house with power and light. The remainder of the garden comprises a mixture of paved and decked seating areas and lawn.

Internally the property would benefit for modernisation

throughout.

We believe the property is connected to mains water, power & sewerage and is heated via wall mounted electric heaters.

Location

Longworth is a desirable village lying approximately 12 miles to the west of Oxford in attractive open countryside. The village amenities include an Outstanding Ofsted rated primary school, a thriving village pub, 12th Century parish church and a village hall. More comprehensive choice of amenities and services can be found in Wantage, Abingdon, Faringdon and Witney.

Viewing Information

Viewings by appointment only please.

Local Authority

Vale of White Horse District Council

Tax Band: C



Waymark
Wantage Office

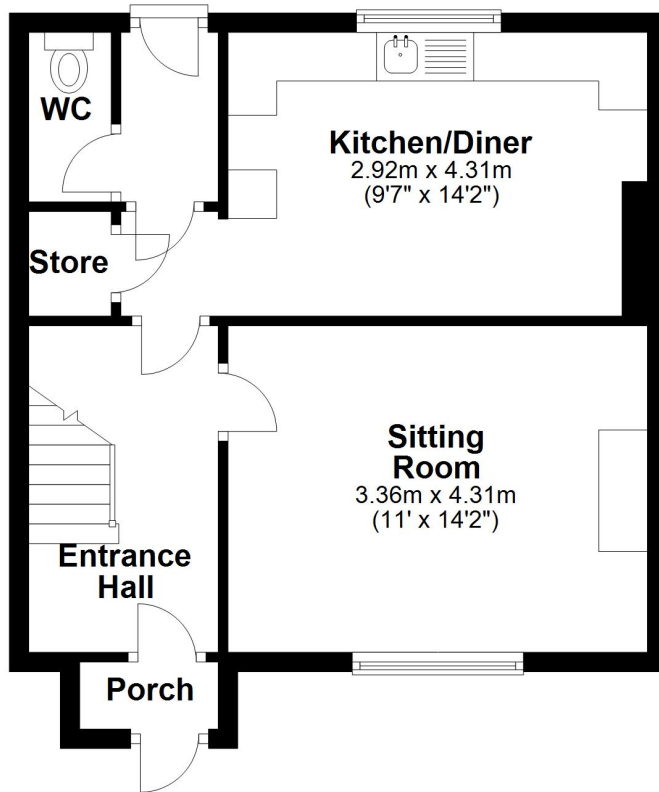
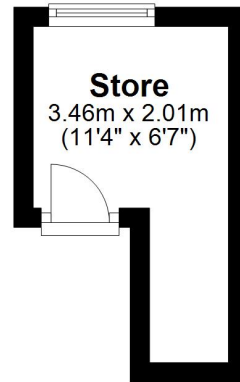
T: 01235 645645

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| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 79 |
| (55-68) | D | 63 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |

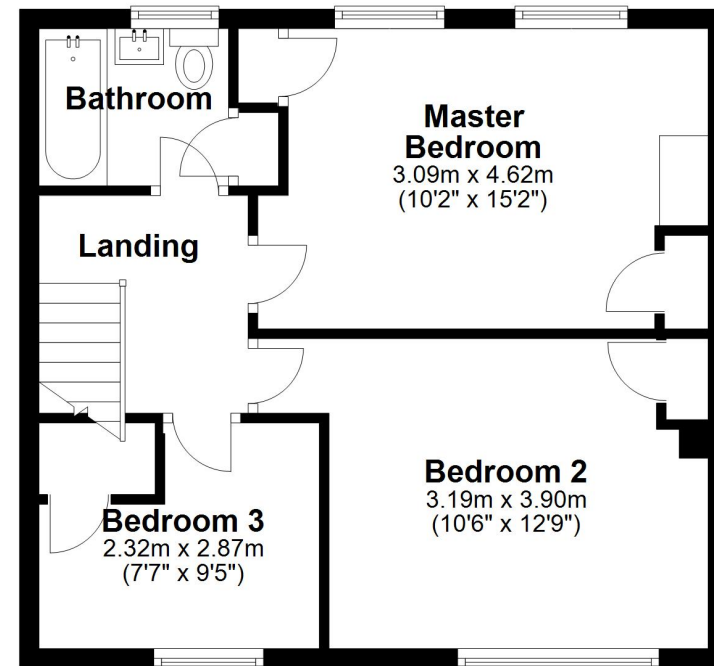
Ground Floor

Approx. 46.7 sq. metres (503.1 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.5 sq. feet)



Total area: approx. 90.8 sq. metres (977.6 sq. feet)

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

