



17 Latton Close, Southmoor, Abingdon OX13 5AE
Oxfordshire, Guide Price £350,000

Waymark

Latton Close, Abingdon OX13 5AE

Oxfordshire

Freehold

Deceptively Spacious Three Bedroom Family Home | Fully Renovated Throughout | Spacious Living Room & Stunning Kitchen/Dining Room | Cloakroom & Useful Utility Room | Generous Bedrooms & Modern Re-fitted Family Bathroom | Enclosed South-Westerly Facing Garden | Lovely Position Within A Popular Village Location | No Onward Chain - Viewing Highly Advised!

Description

An exciting opportunity to purchase this deceptively spacious three bedroom property which has been much improved and fully renovated by the current owner. Situated within a crescent of property in a lovely position overlooking greenery within the ever popular village of Southmoor, this beautiful property should be viewed internally to fully appreciate all there is to offer.

The light and airy accommodation briefly comprises on the ground floor of, entrance hall with storage cupboard, cloakroom, useful utility room, good size living room and a stunning kitchen/dining room. The kitchen is complete with a range of wall and floor cabinets, built-in appliances and there is ample space for a large dining table and chairs. The first floor consists of a landing, three generous bedrooms and a modern re-fitted family bathroom.

Externally there is an enclosed sunny aspect rear garden benefitting from a patio area which is perfect for outside dining with remainder laid to lawn. To the front is a stone chippings frontage which can be used as off road parking for up to 2 vehicles.

Furthermore, the renovation includes re-wiring throughout, new combi boiler, new flooring, re-decoration, re-fitted kitchen, re-fitted utility room, re-fitted cloakroom, re-fitted bathroom and a newly landscaped garden.

The property is freehold, connected to mains gas, electric, water and drainage. The property is heated via a new gas fired combi boiler and there is uPVC double glazing throughout.

Location

The village of Southmoor has a number of shops including a post office and cafe as well as a village hall, tennis club and bowls club. This expanding village is definitely worth considering especially with its nearby access to the A420 that runs from Oxford to Swindon making commuting an easy option. The area offers an excellent village pub with many people visiting from neighbouring towns just for the food on offer.

Viewing Information

Viewings by appointment only please.

Local Authority

Vale of White Horse District Council Band D

Tax Band: D



Waymark
Wantage Office

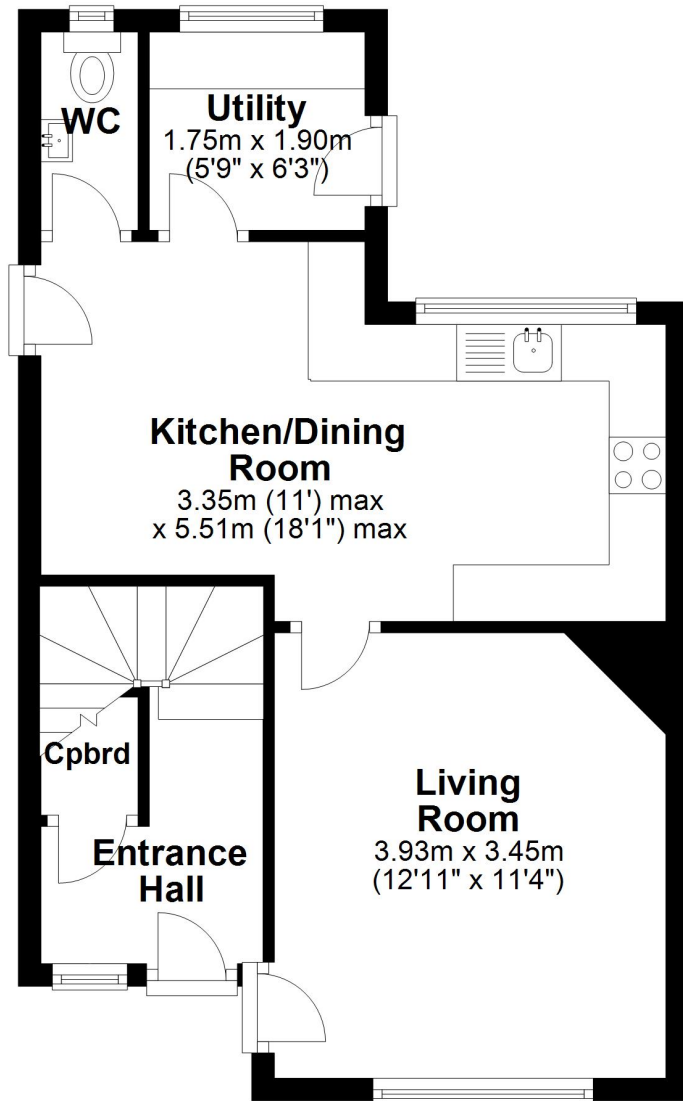
T: 01235 645645

E: wantage@waymarkproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

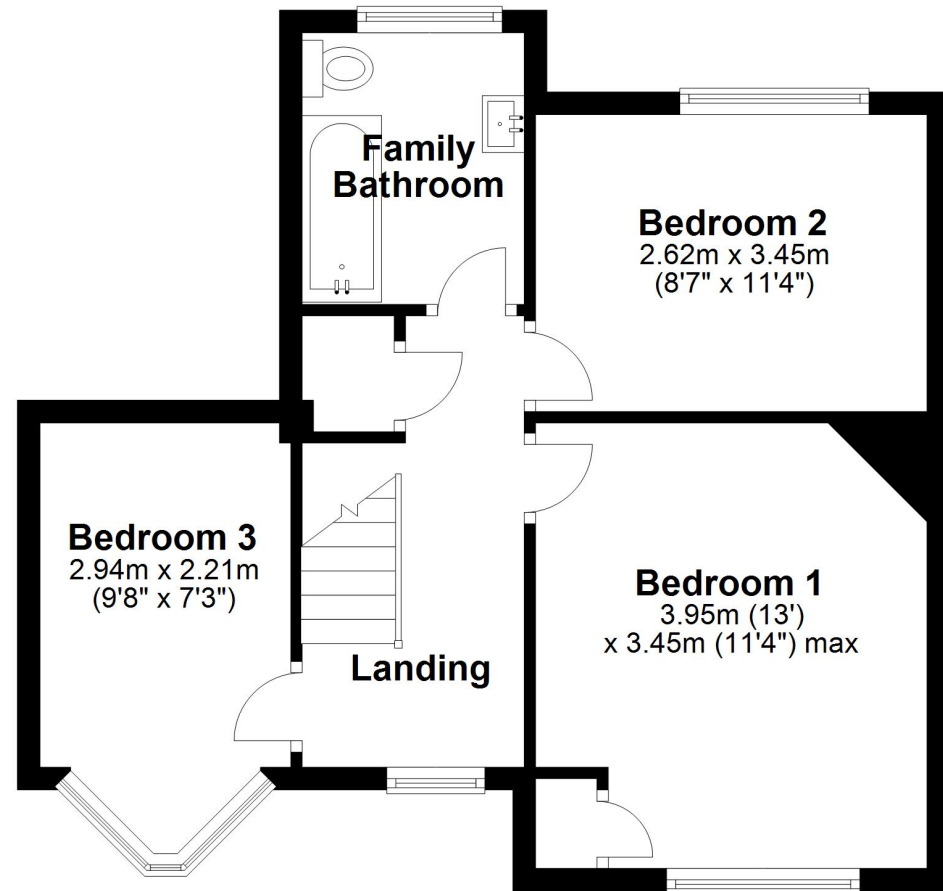
Ground Floor

Approx. 41.9 sq. metres (451.1 sq. feet)



First Floor

Approx. 43.1 sq. metres (464.0 sq. feet)



Total area: approx. 85.0 sq. metres (915.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

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.

