

Freehold £400,000

Padley Close, Chipping Norton, Oxfordshire OX7 5WB



- Two Storey, Three Bedroom, End of Terrace House
- Kitchen/Dining Room with Utility Area
- Very Good Energy Efficiency Rating
- Two Parking Spaces
- Approx. 886 Sqft Gross Internal Area
- Bathroom plus Downstairs WC
- South/South-East Facing Rear Garden
- Walking Distance to Town Centre

GENERAL DESCRIPTION

This recently-constructed and smartly-presented property forms one end of a four-house terrace. The reception room leads through to a spacious kitchen/dining room. There is a separate utility area off to one side with access to a cloakroom/WC. Upstairs, on the first floor, are two generously-sized double bedrooms plus a smaller third bedroom and a naturally-lit bathroom with limestone-style tiles. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating all contribute towards a very good energy-efficiency rating. The house comes with a south/south-east-facing rear garden, with patio, lawn and shed, and two forecourt parking spaces. Padley Close is just off Banbury Road and within comfortable walking distance, or brief cycle ride, of Chipping Norton's attractive town centre.

Tenure: Freehold.

Estate Charge: £13.58 per month (subject to annual review).

Council Tax: Band D, West Oxfordshire District Council.

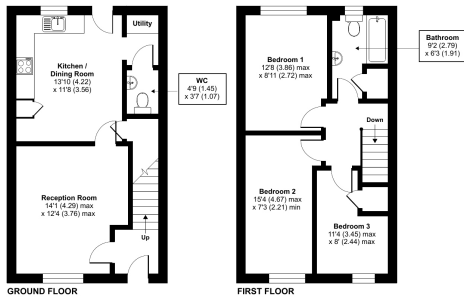
Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the freehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

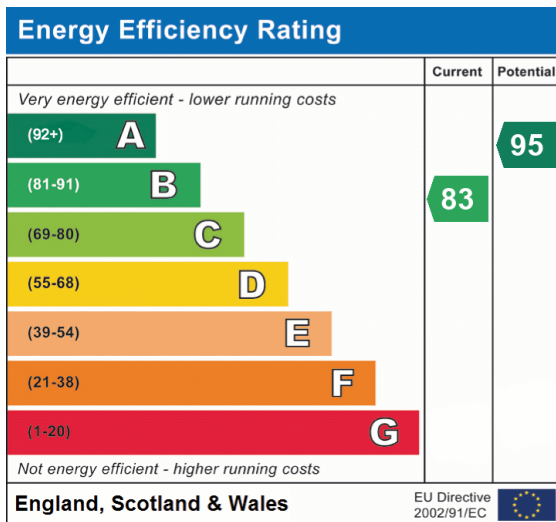


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Approximate Area = 886 sq ft / 82.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS Residential). © richmond 2021.
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DIMENSIONS

GROUND FLOOR

Entrance Hall

Reception Room

14' 1" max. x 12' 4" max. (4.29m x 3.76m)

Kitchen / Dining Room

13' 10" x 11' 8" (4.22m x 3.56m)

Utility Area

W.C.

4' 9" x 3' 7" (1.45m x 1.09m)

FIRST FLOOR

Landing

Bedroom 1

12' 8" max. x 8' 11" max. (3.86m x 2.72m)

Bedroom 2

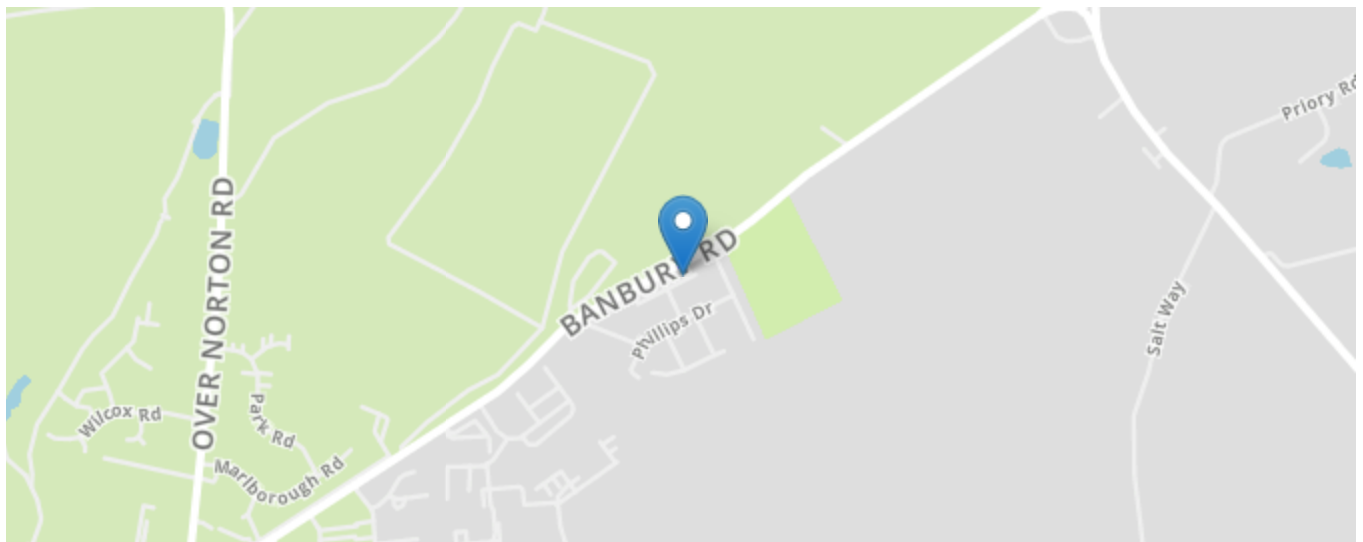
15' 4" max. x 7' 3" min. (4.67m x 2.21m)

Bedroom 3

11' 4" max. x 8' 0" max. (3.45m x 2.44m)

Bathroom

9' 2" max. x 6' 3" max. (2.79m x 1.91m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.