



Sandhill, Shrivenham

Oxfordshire, Offers in Excess of £300,000

Waymark

Sandhill, Shrivenham SN6 8BQ

Oxfordshire

Freehold

No Onward Chain - Viewing Highly Advised! | Semi-Detached House | Three Bedrooms | Dual Aspect Sitting Room | Kitchen Breakfast Room | Family Bathroom & Downstairs W/C | Front And Rear Gardens | Spacious And Private Rear Garden | Popular And Sought After Village Location

Description

A fantastic opportunity to purchase this three bedroom semi-detached property which is located in the popular village of Shrivenham in a quiet and established location. The property is only a short walk away from the High Street and amenities including local shops, cafe, public houses and local schooling. The property is situated on a good size plot with both front and rear gardens, the property is in need of a full refurbishment throughout and has huge potential to extend and modernise subject to planning.

The property is offered to the market chain free, and the accommodation comprises; Entrance hall with storage cupboard, rear porch, two store rooms, downstairs w/c, kitchen/breakfast room with pantry and storage cupboard, dual aspect sitting room with potential for open fireplace, landing, family bathroom, three spacious and light bedrooms.

Outside to the front of the property is a small mature garden which is mainly laid to lawn along with shrubs and hedging. Other properties on the road have transformed some of their front garden to driveway parking, and subject to planning this could be possible for this property also. Currently parking is non allocated and on-street. The rear garden is spacious, private and not over looked. The rear garden is currently a blank canvas.

The property is freehold and connected to mains electricity, water and drainage. There is upvc double glazing throughout, currently there is no central heating installed in the property. This property must be viewed to be fully appreciated.

Location

Shrivenham is a large thriving village, set within the Vale of White Horse and located just off the A420 with Swindon 5 miles to the West and the market town of Faringdon 4 miles to the East. The M4 Junction 15 is approximately 8 miles to the Southwest and mainline rail links into London and the West are available from Swindon, Oxford and Didcot railway stations. The village itself has an extremely active community and the tree lined High Street provides a range of shops, Post Office, Doctors Surgery, restaurants, public houses and a primary school. The S6 bus runs a regular service between Swindon and Oxford picking up from High Street.

Viewing Information

By appointment only please.

Local Authority

Vale of White Horse District Council.

Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	6	66
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



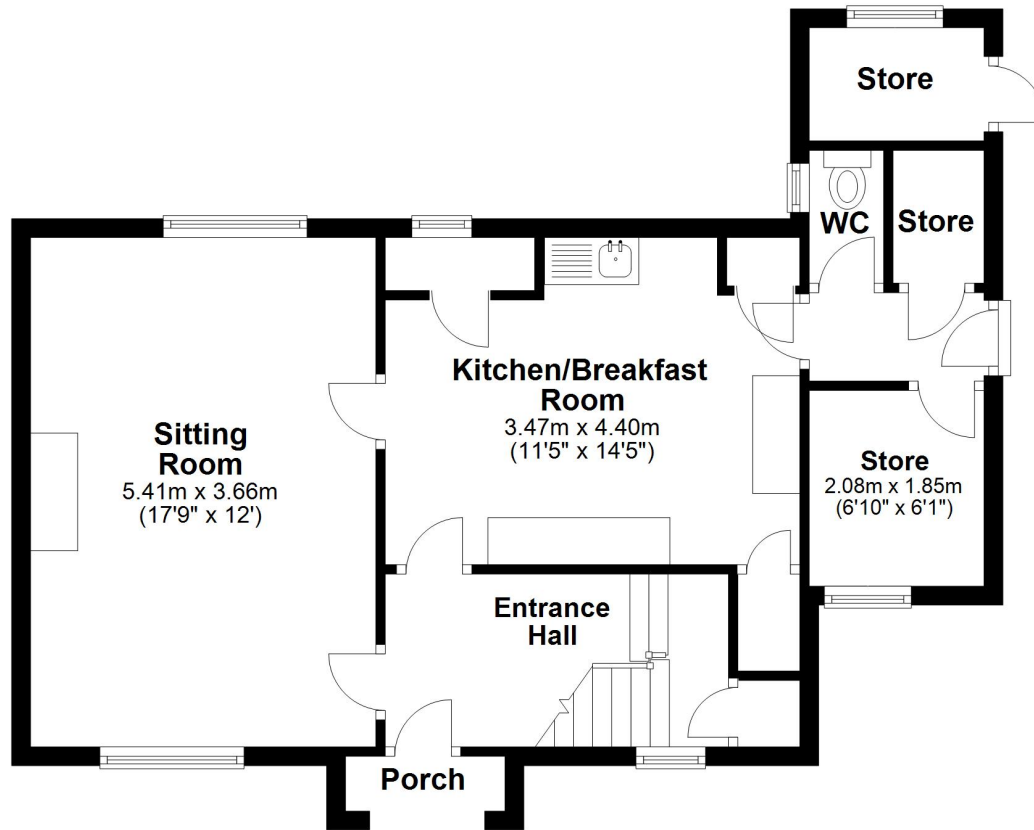
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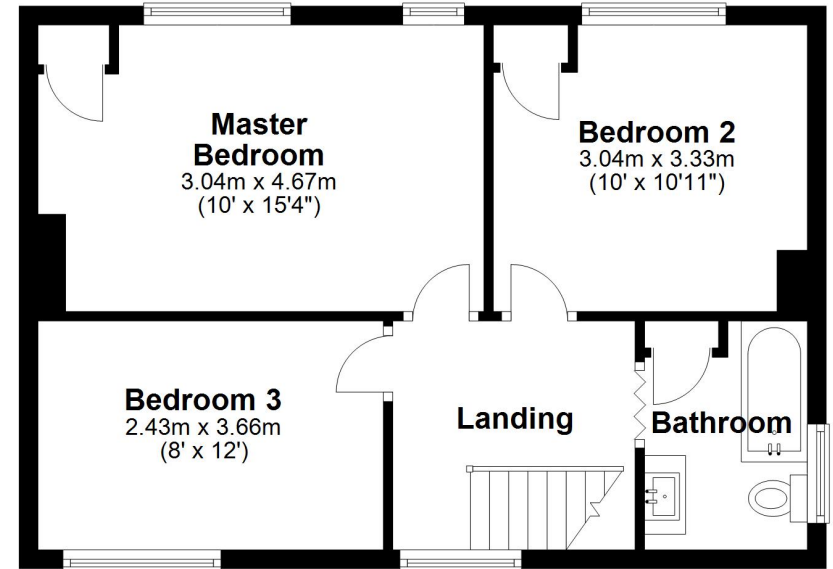
Ground Floor

Approx. 56.6 sq. metres (609.8 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.7 sq. feet)



Total area: approx. 102.0 sq. metres (1097.5 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.

