





# Dibleys, Blewbury OX11 9PU

Oxfordshire

Freehold

Desirable village location | Attractive communal gardens | Private courtyard garden | No onward chain | Double bedroom | Generous storage

## Description

An exciting opportunity to purchase this one bedroom bungalow with a private courtyard garden, situated in a peaceful development with communal grounds, in the sought after village of Blewbury.

Internally the property comprises an entrance hall, a double bedroom with fitted storage, a wetroom, kitchen and a light and airy sitting room which has two useful storage cupboards. By the front door is a useful lockable storage cupboard. Externally the property overlooks a communal open green space to the front, to the rear is a small paved courtyard garden with a timber storage shed.

We understand that the property is freehold and an estate charge will be payable, with further information available on this from the selling agents. The property is centrally heated via a gas fired boiler and we believe is connected to mains gas, electricity, water and sewerage. The property is available with no onward chain but does require a degree of modernisation and is being sold as seen.

## Location

Blewbury is a sought after and pretty village located in South Oxfordshire. The village hosts a range of local facilities including a primary school and pre-school, two village pubs, a farm shop, garage/convenience store and a community post office. Further facilities and schools can be found in neighbouring Wallingford or Didcot (both 4 miles away).

The village has excellent communication links with the A34/M4/M40 easily accessible and a mainline rail link into and out of London Paddington available from Didcot Parkway.

## Viewing Information

Viewings by appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: A



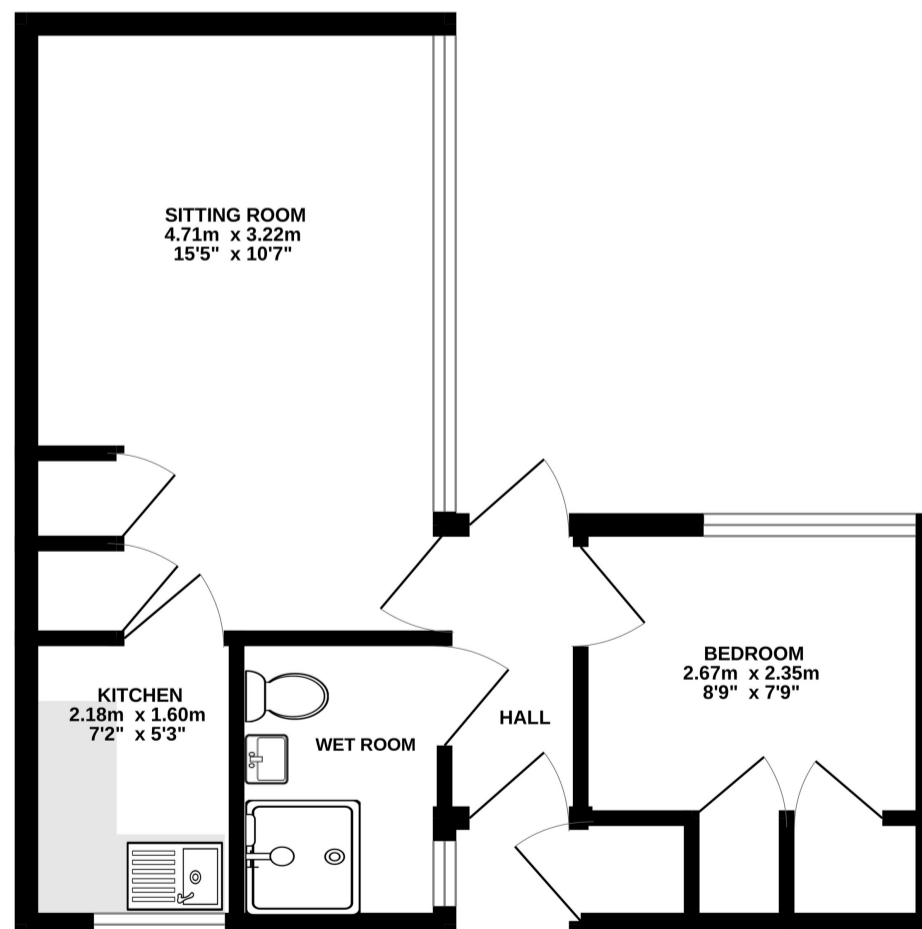
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		90
B	(81-91)		
C	(69-80)		
D	(55-68)	64	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

## GROUND FLOOR 33.9 sq.m. (365 sq.ft.) approx.



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TOTAL FLOOR AREA : 33.9 sq.m. (365 sq.ft.) approx.

Measurements are approximate. Illustrative purposes only. Creator of plan Alpha EPC.  
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