



102 Cornish Road

Chipping Norton

A THREE BEDROOM TERRACED HOUSE ON THE OUTSKIRTS OF CHIPPING NORTON WITHIN WALKING DISTANCE OF THE MARKET PLACE AND AMENITIES THEREIN REQUIRING MODERNISATION WITH GARDENS TO FRONT AND REAR AND REAR VEHICULAR ACCESS

Porcha, hall, cloakroom, sitting room, dining room, kitchen, three bedrooms, bathroom, gas ch via rads, partial uPVC double glazing, gardens, no upward chain. Energy rating D.

£250,000 FREEHOLD



## Situation

Chipping Norton is widely admired as the gateway to the Cotswolds. The charismatic and historical market town centre has a marvellous range of individual shops, boutiques, cafes, public houses, hotels as well as retail, commercial and leisure facilities. Chipping Norton also benefits from its grand and thriving Town Hall, the charming and family-friendly Theatre and a new £5m state-of-the-art Health Centre including two surgeries, pharmacy and maternity unit built in 2015, all within close proximity to the town centre.

Local amenities include Sainsbury's, a large Midcounties Cooperative, an Aldi supermarket and a Marks and Spencer food hall. There are nurseries, primary schools, a secondary school and numerous churches nearby. Fabulous Cotswold countryside is within easy reach, offering magnificent scenery for walking and riding.

Just a short drive away, there is so much to discover, drink, dine, shop and relax at Daylesford Organic farm shop (6.5 miles) and Soho Farmhouse is a rural escape offering food and drinks, wellness experiences and outdoor activities (7.5 miles).

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

\* A three bedroom mid terraced house constructed circa 1969 which has been under the same ownership for many years.

\* Located toward the outskirts of this delightful market town within walking distance of the town centre and the many amenities therein.

\* Offering great potential for modernisation.

\* Porch with space for storage/appliances and a door opening to the entrance hall.

\* Ground floor cloakroom with a white suite.

\* Sitting room with a window to front.

\* Dining room with window to rear.

\* Kitchen with a range of units incorporating a built-in oven, gas hob and extractor, plumbing for washing machine, space for fridge/freezer, door and window to the rear garden, wall mounted Baxi gas fired boiler.

\* Main double bedroom with window to rear and door to built-in airing cupboard.

\* Second double bedroom with window to rear and third single bedroom with window to front overlooking a green space, door to built-in cupboard/wardrobe.

\* Bathroom fitted with a white suite comprising panelled bath, wash hand basin and WC.

\* Gas central heating via radiators and partial uPVC double glazing.

\* Generous frontage which is mainly lawned with borders and a path leads to the front door.

\* Vehicular access leads to the rear garden offering potential for off road parking. The garden comprises a lawn with borders, Cherry Tree and brick outbuilding.

## Agents note

Please note this property is of timber framed construction.

## Services

All mains services are connected. The wall mounted Baxi gas fired boiler is located in the kitchen..

## Local Authority

West Oxfordshire District Council. Council tax band C.

## Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

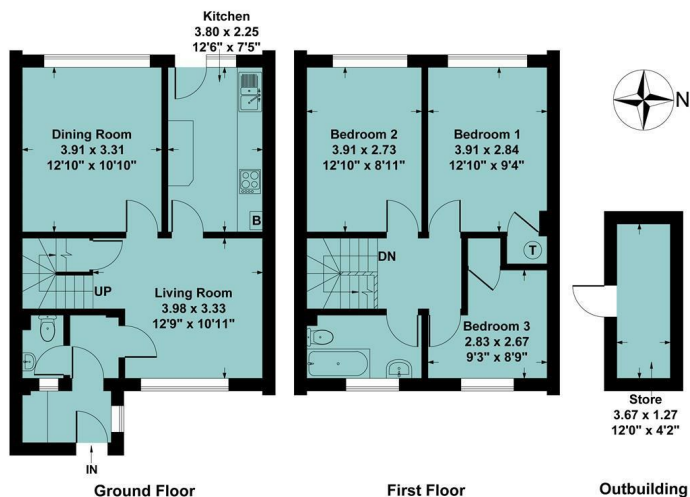
## Energy rating: D

A copy of the full Energy Performance Certificate is available on request.

## Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.

## Floor Plans



Ground Floor Approx Area = 45.42 sq m / 489 sq ft  
 First Floor Approx Area = 42.19 sq m / 454 sq ft  
 Outbuilding Approx Area = 4.66 sq m / 50 sq ft  
 Total Area = 92.27 sq m / 993 sq ft

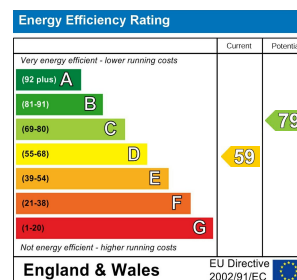
Measurements are approximate, not to scale, illustration is for identification purposes only.

www.focuspointhomes.co.uk

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.