



## Offers In Region Of £355,000

Recently redecorated and laid with new carpets. This charming cottage full of character will make a wonderful home.

Distinct are pleased to offer this very well presented, delightful cottage with private garden, garage, workshop and off road parking space.

EPC rating D.

## PROPERTY DETAILS

### Entrance Hall

Front door leading to the entrance hall. Doors leading to the living room, four bedrooms, family bathroom and kitchen.

### Living Room

Wooden effect flooring. French windows leading to the rear garden. Fire place.

### Kitchen

Fitted kitchen with a range of units. Five ring Rangemaster cooker. Extractor cooker hood, integrated dishwasher, porcelain sink and mixer tap. Window and door to rear aspect. Tiled floor.

### Bedroom One

Double bedroom. Double glazed windows to the front, carpet.

### Bedroom Two

Double bedroom. Double glazed windows to the front, carpet.

### Bedroom Three

Single bedroom. Double glazed windows to the front, carpet.

### Bedroom Four

Large double Bedroom. Double glazed window, carpet.

### Family Bathroom

Light bathroom. Bath with shower over, wash hand basin, mirror. Range of vanity units. Tiling to splash back areas. Side window.

### Cloakroom

There is an additional cloakroom in the house with low level WC.

### Rear Garden

Private rear garden, lawn, fruit trees and shrubs to the back.







Access to garage and workshop.

## Front

Off road parking, lawn.

Oil central heating. Council Tax Band B - Cherwell District Council.

## LOCATION

Attractive village just outside of Banbury. The property is conveniently located only 7,5 miles from motorway (M40, junction 11). Banbury offers train links to London, Birmingham, Oxford, Manchester.

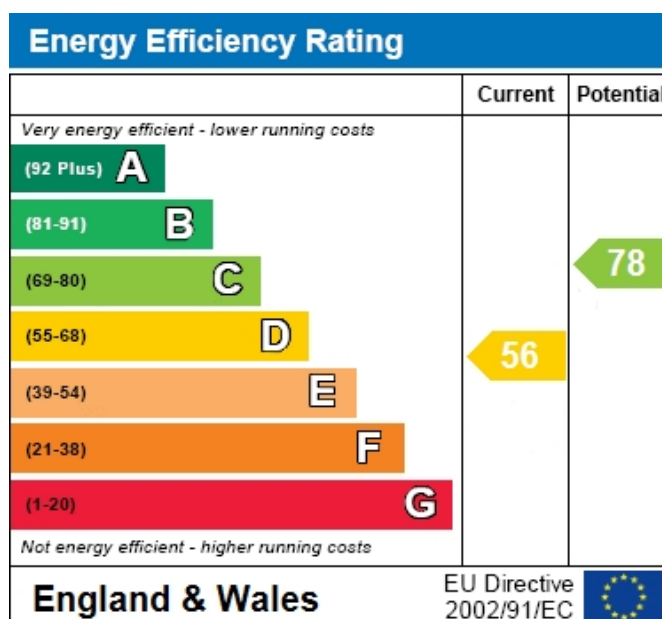
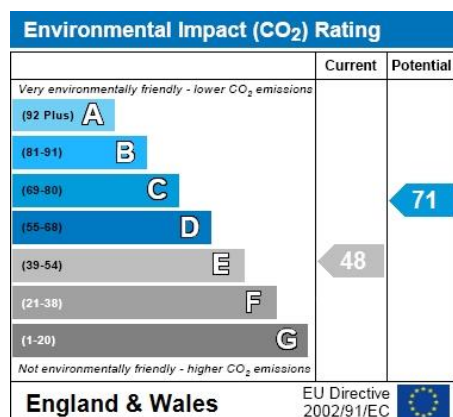
## VIEWINGS ARRANGEMENT

Due to the current occupants restrictions due to Covid-19, Whatsapp video viewing is available initially and a face to face viewing will be arranged with serious prospective buyers.

## AGENTS` DISCLAIMER

Distinct have not tested any apparatus, equipment, fixtures, fittings or services. It is the tenant (s)` interests to check their working condition.

To comply with anti-money laundering regulations and right to rent checks, applicants will be asked to provide proof of ID and proof of address.



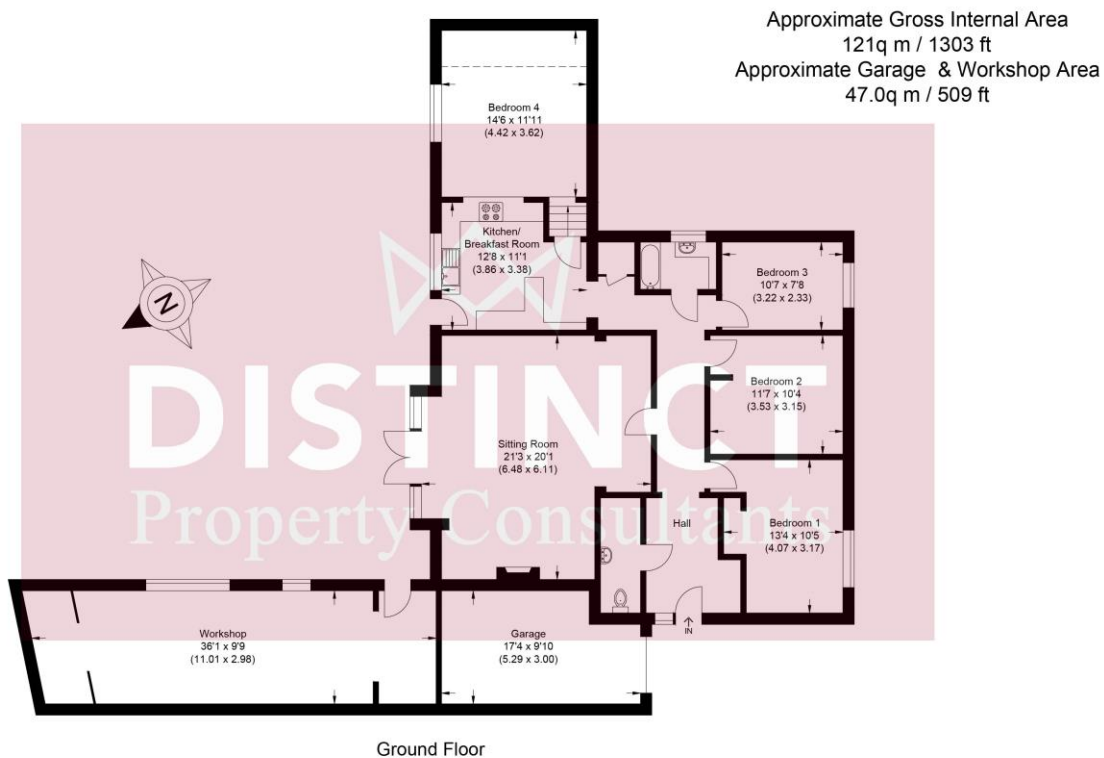


Illustration for identification purposes only, measurements are approximate, not to scale.

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- 4 Bedrooms
- Living Room
  - Kitchen
  - Bathroom
  - Garden
  - Garage
- Parking Space
- Recently Updated