

established 200 years

Tayler & Fletcher



100 Walterbush Road
Chipping Norton, OX7 5DQ
Guide Price £200,000



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An exciting opportunity to acquire a three bedroom end-terraced home, offering fantastic scope for improvement. The property is in need of extensive modernisation throughout and is offered to the market with NO ONWARD CHAIN.

Accommodation briefly comprises a porch, entrance hall, cloakroom, sitting room, dining room, kitchen, three bedrooms, and a family bathroom.

Rear garden, on street parking.

LOCATION

Chipping Norton is a very attractive, well-known, and thriving Market Town, serving a wide rural area of the Oxfordshire Cotswolds. It offers an extensive range of National and Independent Retailers, Bank and Professional Services, Community Hospital and Health Centre, Swimming Pool and Leisure Centre, Golf Course, Theatre, excellent Primary and Secondary Schools and electric vehicle charging points in New Street, car park. It is conveniently situated, being within easy travelling distance of Banbury (12.9 miles with M40 link), Oxford (19.7 miles), Witney (15.5 miles), and Stratford-upon-Avon (22 miles). Main line train services to London (Paddington) are available from Charlbury (6.6 miles) and Kingham (5.3 miles). (All distances are approximate). The town is also within easy reach of Soho farmhouse.

GROUND FLOOR

A porch opens into the entrance hall, which features a cloakroom, and an understairs storage cupboard. The hall leads to the sitting room, which flows seamlessly into the dining room, with sliding doors providing access to the rear garden. The kitchen, which overlooks the garden, is accessed from both the hall and the dining room.

FIRST FLOOR

Stairs from the hall rise to first floor which features two double bedrooms, (one with fitted wardrobes), a single bedroom, and a family bathroom.

OUTSIDE

The rear garden is predominantly laid to lawn and includes a greenhouse and a brick-built shed. The garden further benefits from pedestrian access at the rear.

On-street parking is available

FIXTURES AND FITTINGS

Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

SERVICES

Mains water, electricity, gas, and drainage.

LOCAL COUNCIL

West Oxfordshire District Council

Woodgreen

Witney

Oxfordshire

OX28 6NB

Tel: (01993) 702941





TENURE

The property is freehold.

VIEWING

Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

COUNCIL TAX

Council Tax band C.

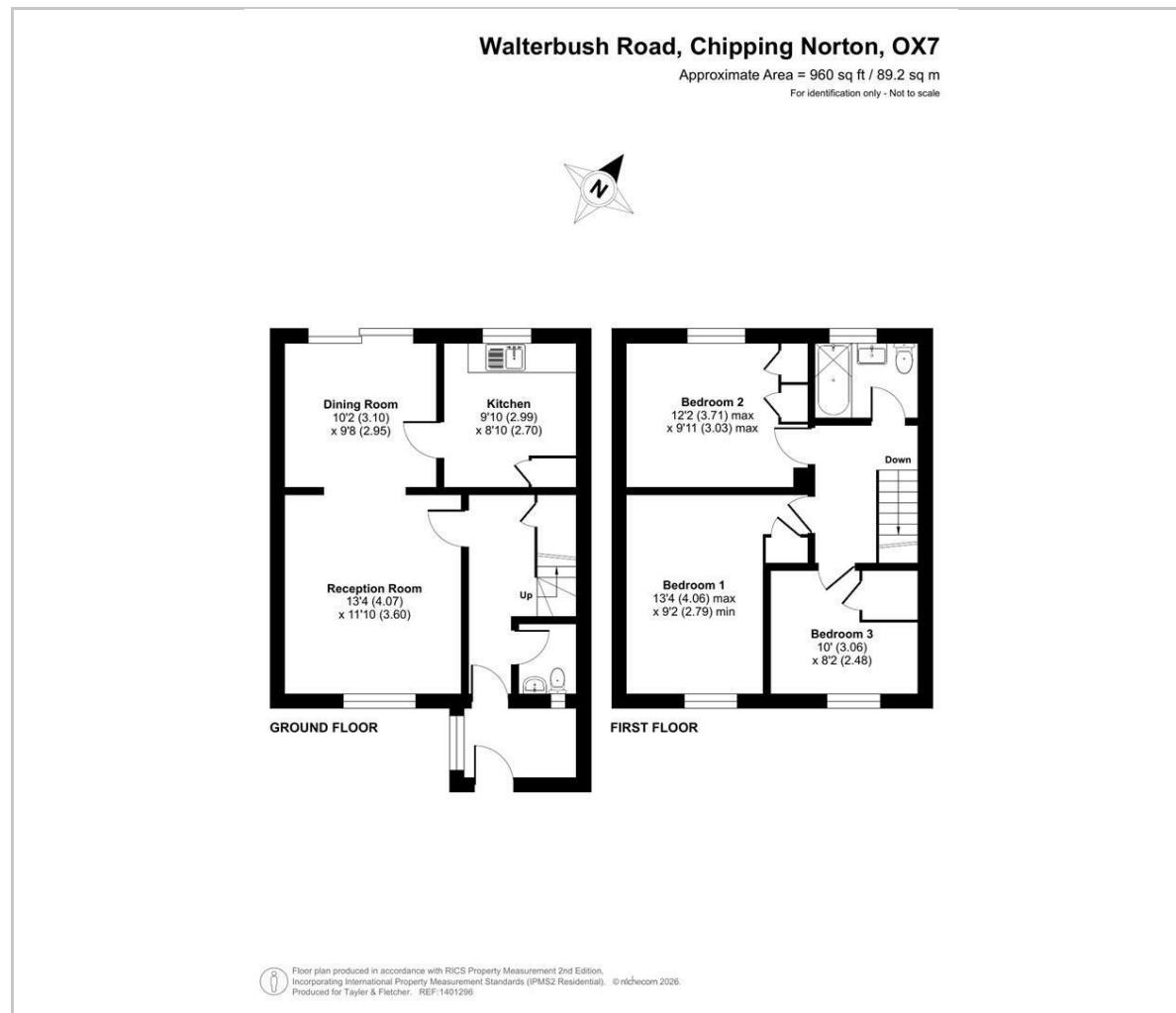
Rate Payable for 2025/ 2026 £2,217.38

WHAT3WORDS

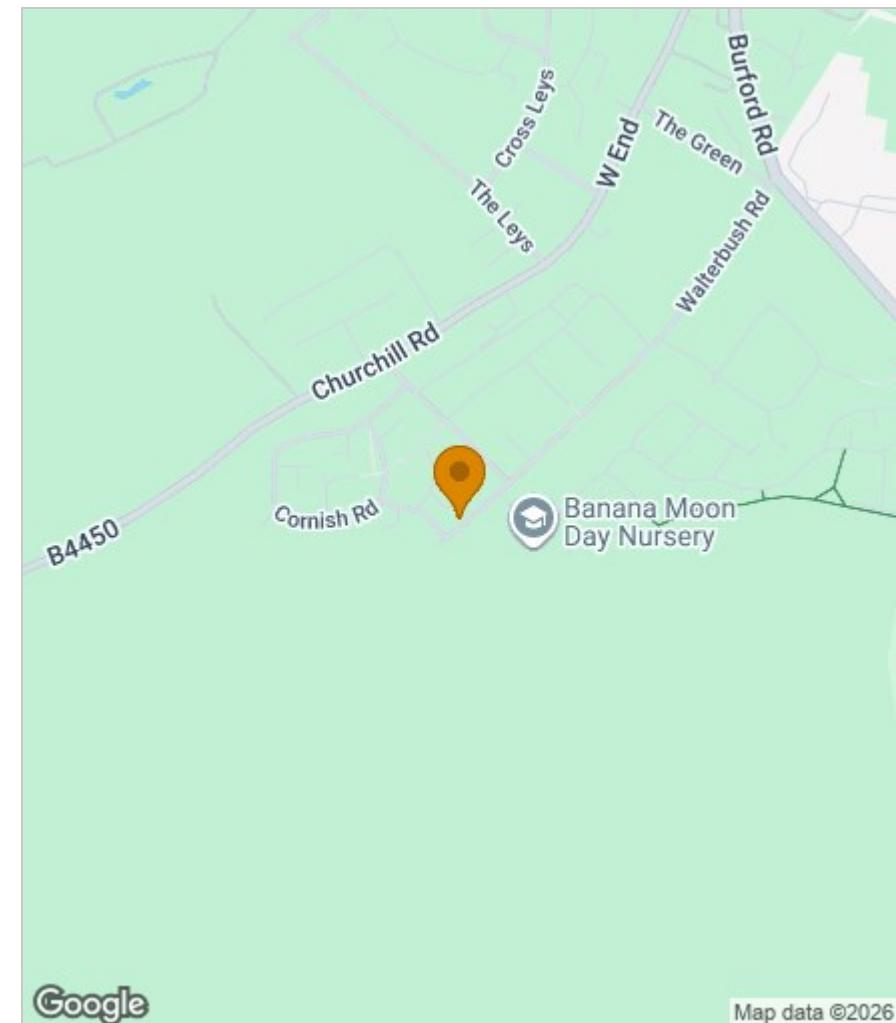
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Floor Plan



Area Map



Viewing

Please contact our Chipping Norton Sales Office on 01608 644344 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	81	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales