

established 200 years

Tayler & Fletcher



13 Cornish Road, Chipping Norton, OX7 5JX

Guide Price £175,000

A spacious 2 bedroom ground floor flat which has been recently modernised throughout and includes a front garden laid to lawn garden. The property is offered to market with no onward chain.

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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 (22vmiles). 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.

DESCRIPTION

13 Cornish Road is a 2 bedroom ground floor maisonette located within the highly sought after bustling market town of Chipping Norton. The property has been recently modernised with new carpets and is complete with a low maintenance laid to lawn front garden which is very well kept. The property benefits from an outside store shed/bin store. Although unfortunately, there is no allocated parking with this property, there is an abundance of un encumbered roadside parking close by. This property is available as an end of chain purchase. Viewing is highly recommended.

ACCOMMODATION

The accommodation is arranged over one floor with the main features comprising of two well proportioned double bedrooms both with built-in wardrobe storage, a bathroom complete with shower over bath, a lovely contemporary kitchen with shaker style units and a comfortable sized living area allowing for perfect relaxation. The flat is complemented with fully double glazed windows and gas central heating, including a new boiler which was fitted in April 2024..

LOCAL AUTHORITY

West Oxfordshire District Council
Woodgreen
Witney
Oxfordshire
OX28 6NB
(Tel: 01993 861000)
www.westoxon.gov.uk

COUNCIL TAX

Council Tax Band B. Rate Payable for 2024/2025, £1823.68.

SERVICES

Mains Gas, Electricity, Water and Drainage are connected.

LEASEHOLD INFORMATION

The lease term is 125 years with currently 102 years remaining.
Ground Rent: £85.58 per annum.
Service Charge: £167.33 per annum.
Building Insurance 2024-2025 £261.42.

VIEWINGS

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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