

Golby Road, Bloxham. OX15 4GX



An immaculately presented and modern four bedroom end of terrace house located in the sought after village of Bloxham. The property benefits from having an enclosed rear garden, integrated kitchen appliances and a single garage with two allocated car parking spaces. EPC Rating: B.

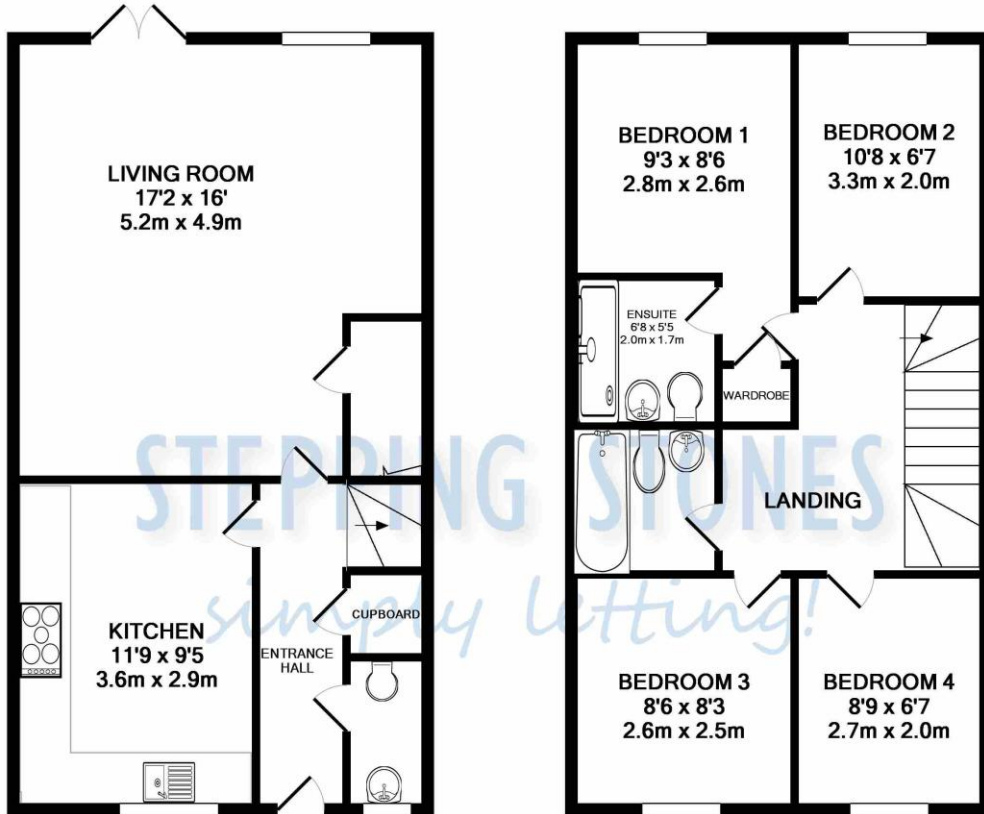
The property is currently let on a fixed term AST. The property has a full rental and maintenance history and could offer a strong 5% return to capital.

Investment Property Sales & Purchase

ACCOMMODATION

ENTRANCE HALL:	Door to front aspect.
KITCHEN/DINER:	11'9 x 9'5 Window to front aspect. Grey high gloss floor and wall mounted units with worktops over, five ring gas hob with extractor hood above and oven below. Integrated dishwasher, washing machine and fridge/freezer.
CLOAKROOM:	Window to front aspect. Comprising low level w/c and wash hand basin.
LOUNGE:	17'2 x 16'0 With French doors and window to rear aspect. Under stairs cupboard.
BEDROOM ONE:	9'3 x 8'6 Window to rear aspect. Built in wardrobe.
EN SUITE:	Modern suite comprising wash hand basin, low level w/c and shower. Towel radiator.
BEDROOM TWO:	10'8 x 6'7 Window to rear aspect.
BATHROOM:	White suite comprising low level w/c, wash hand basin and bath with shower over.
BEDROOM THREE:	8'6 x 8'3 Window to front aspect.
BEDROOM FOUR:	8'9 x 6'7 Window to front aspect.
GARDEN:	Enclosed rear garden with a patio area and the rest of the garden is laid to lawn.
HEATING:	Gas central heating
PARKING:	Single garage with allocated car parking for two vehicles.
Tenure	Freehold
Services	Currently connected to mains water, gas and electricity.
Local Authority	Cherwell District Council
Viewings	Through Chattel House.
Price	£375,000 Freehold

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
APPROX. FLOOR
AREA 481 SQ.FT.
(44.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 481 SQ.FT.
(44.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 962 SQ.FT. (89.4 SQ.M.)

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