



## Guide Price £350,000 Freehold

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Great opportunity to purchase this Semi Detached House with No Forward Chain and Early Possession.

Features include Double Glazing, Gas Central Heating, Living Room, Dining Room, spacious Kitchen, 3 Bedrooms. and Bathroom.

Outside there is an external Store Room, Driveway and fully enclosed South facing Rear Garden.

Location is in this popular residential area of Wootton. Amenities include good local shops, junior school, pub and community centre. There are frequent bus services to Abingdon and Oxford with commuting from A420 and A34.

Modernisation and refurbishment are required which will appeal to both investors and owner occupiers. Subject to usual consents there is real scope to extend and improve the accommodation.

Accompanied viewing is available through this Firm as Sole Agents.

### Property Features

- Double Glazing
- Gas Central Heating
- Living Room
- Dining Room
- Kitchen
- 3 Bedrooms
- Bathroom
- External Store Room
- Driveway
- South facing Rear Garden







Living Room



Dining Room



Kitchen



Bedroom 1





Bedroom 2



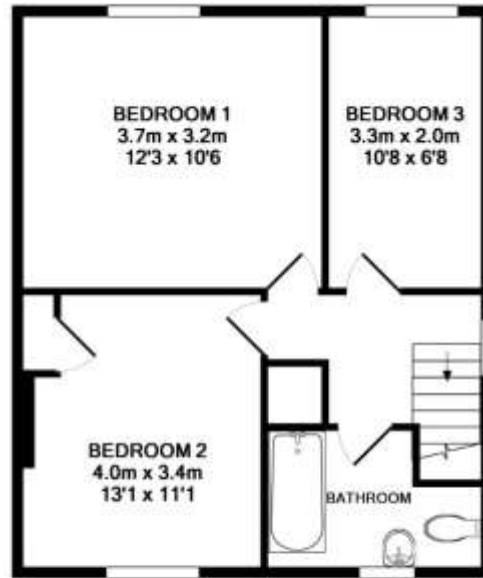
Bedroom 3



Garden



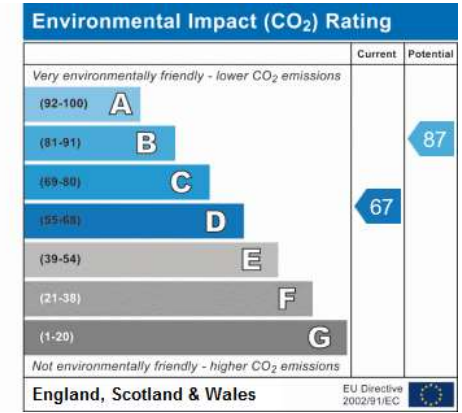
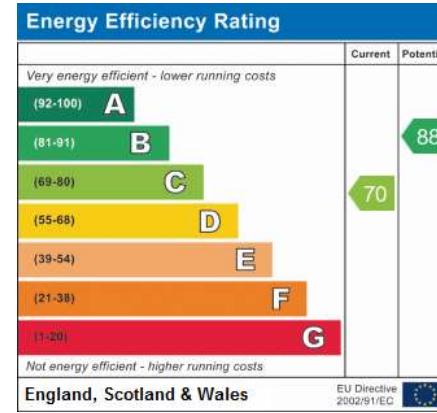
GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 85.0 SQ.M. (915 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Local Authority**

Vale of White Horse District Council

**Council Tax**

Band C

**Tenure Information**

Freehold

**Viewings**

Strictly by prior appointment only

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