



Oliver
James



Castle Street,
Steventon
Nr Abingdon, OX13 6SR

£315,000

Description

Situated in a non estate location on the southern edge of the village is this end of terrace house with a south facing rear garden. Offering three bedrooms and two bath/shower rooms with accommodation over two floors and great potential subject to consents to convert the attic into further living space.

The property has been updated over the last 6 years to include a refitted kitchen and ground floor bathroom and the addition of a first floor shower room plus new gas central heating boiler.

The property is double glazed and benefits from a utility area and the rear first floor windows have a view across countryside. Outside the property is a small front space enclosed by railings and a sunny south facing rear garden.

There is a single garage and brick storage shed both of which require updating. There are lovely countryside walks straight from the front door.





Location

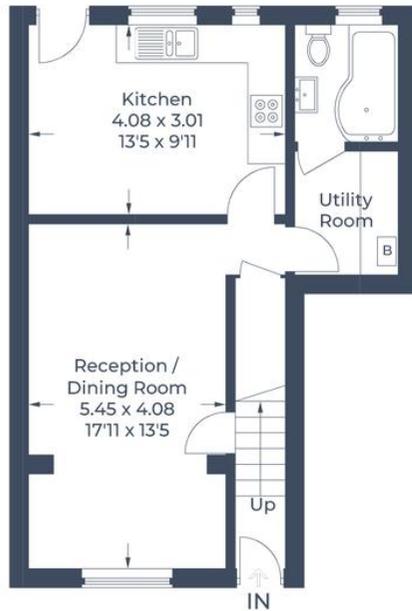
The property is situated on the edge of the village but only a short walk from the historic Causeway, primary school and co-op store/Post office that serve the village plus the Public Houses and sports clubs. Steventon is well placed for Abingdon, Oxford and Didcot with its mainline station for London Paddington (approximate journey time of 40 minutes). There is also a modern village hall and in neighbouring Drayton a 18 hole golf course. A regular bus service runs through the village to serve both Abingdon, Didcot and Wantage and the A34 is within easy reach.

Agents Notes

A pedestrian right of way exists for the immediate neighbour to access their rear garden across the pathway to the side and rear of the house



Approximate Gross Internal Area
 Ground Floor = 42.6 sq m / 458 sq ft
 First Floor = 28.3 sq m / 304 sq ft
 Garden Store = 7.0 sq m / 75 sq ft
 Garage = 9.2 sq m / 99 sq ft
 Total = 87.1 sq m / 936 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		87
	73	
England, Scotland & Wales		
EU Directive 2002/91/EC		

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