



27 Cote Road, Aston – OX18 2DU

Bampton

Welcome to 27 Cote Road...

Beautifully presented 3 bedroomed property in the popular village of Aston, just a short walk to the local primary school, church and further village amenities.

Spacious hallway with tiled floor. Large understairs storage cupboard. Low level WC with vanity wash hand basin & wall mounted Worcester Bosch boiler. Generous sitting room with focal stone surround fireplace (electric fire). Open plan access to dining area; great space for entertaining with easy access to the kitchen and further access to conservatory/summer room. Very well presented kitchen with a range of base & wall units, ceramic sink & plumbing for washing machine. Fitted electric oven and electric hob with extractor over. Space for upright fridge freezer. Marble tiled wall surface, window to conservatory/summer room providing great extra living space benefitting from having had the roof re-insulated. Doors to rear garden. The first floor benefits from three double bedrooms and a family bathroom.

Well maintained rear garden with lawned and decked areas. Rear access gate. To the rear, the property benefits from a 'dropped curb' enabling a potential parking space to be created (subject to any consents if needed).

Council Tax band: C £2125.53

Tenure: Freehold

EPC Energy Efficiency Rating: D

Three bedrooms

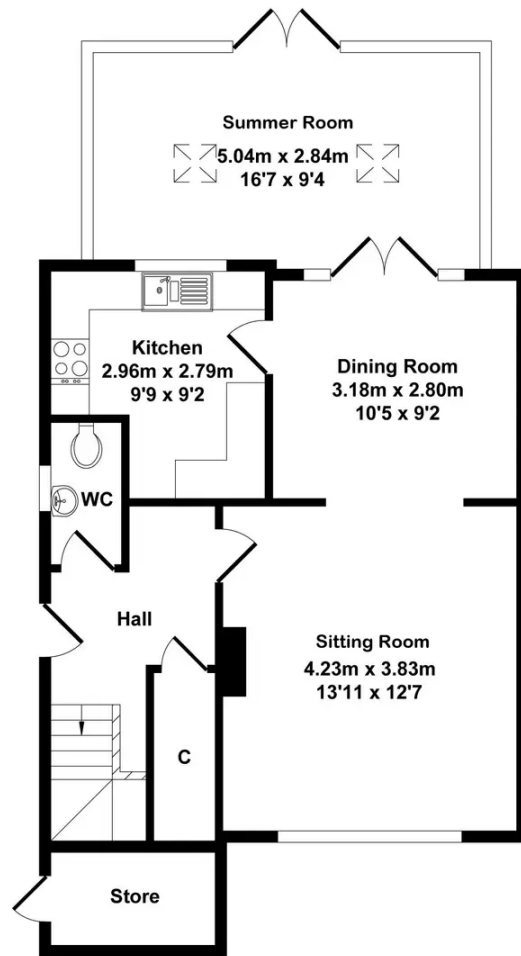
Beautifully presented and well maintained

Close to local amenities

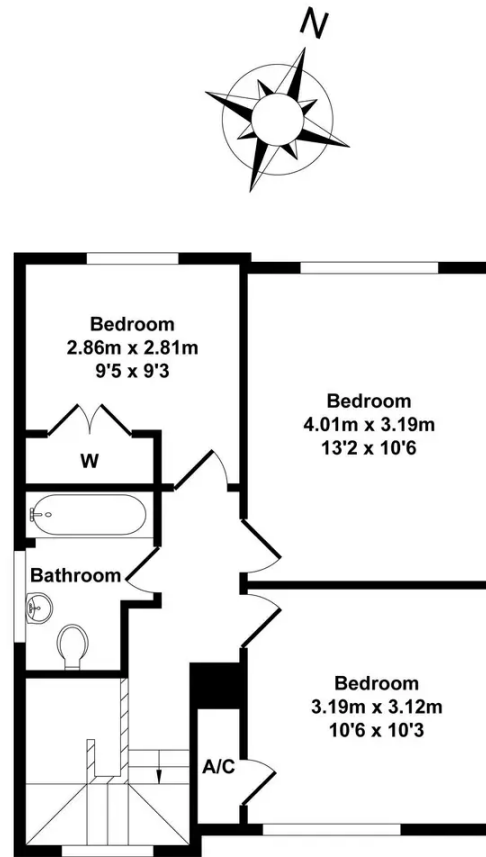
Sought after village location







Ground Floor
Approx. Floor
Area 61.70 Sq.M.
(664 Sq.Ft.)



First Floor
Approx. Floor
Area 44.50 Sq.M.
(479 Sq.Ft.)

All items illustrated on this plan are included in the "Total Approx Floor Area 106.20 Sq.M. (1143 Sq.Ft.)



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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only