



12 Cote Road, Aston – OX18 2DX

Bampton

Welcome to 12 Cote Road...

Great opportunity to further modernise this 3 bedroomed end of terrace home in a sought after village location. Benefitting from a garage and further driveway parking, this property offers good accommodation and scope for further improvements.

Entrance hall with storage cupboard (gas meter). Window to front aspect. Door to inner hallway with understairs cupboard. Bright lounge with window to front aspect. Central gas fire focal point housing central heating boiler behind. Open arch through to dining area. Dining area with sliding door through to rear sun/garden room; an extended space with patio doors to rear garden. Door to garage. Door to kitchen. Galley style kitchen with a range of base and wall units. Plumbing for washing machine, space for cooker. Space for upright fridge freezer. Window to rear aspect. Door to WC. To the first floor, two double bedrooms with built in storage and a further single bedroom. Walk in shower/wet room with tiled walls and vinyl flooring. Vanity wash hand basin and low level WC.

Good sized, South Easterly facing gardens (Astro turf for low maintenance) with secluded privacy provided by mature hedging. Various shrubs and borders. Summerhouse. Side covered store area.

Council Tax band: C £2125.53

Tenure: Freehold

EPC Energy Efficiency Rating: D

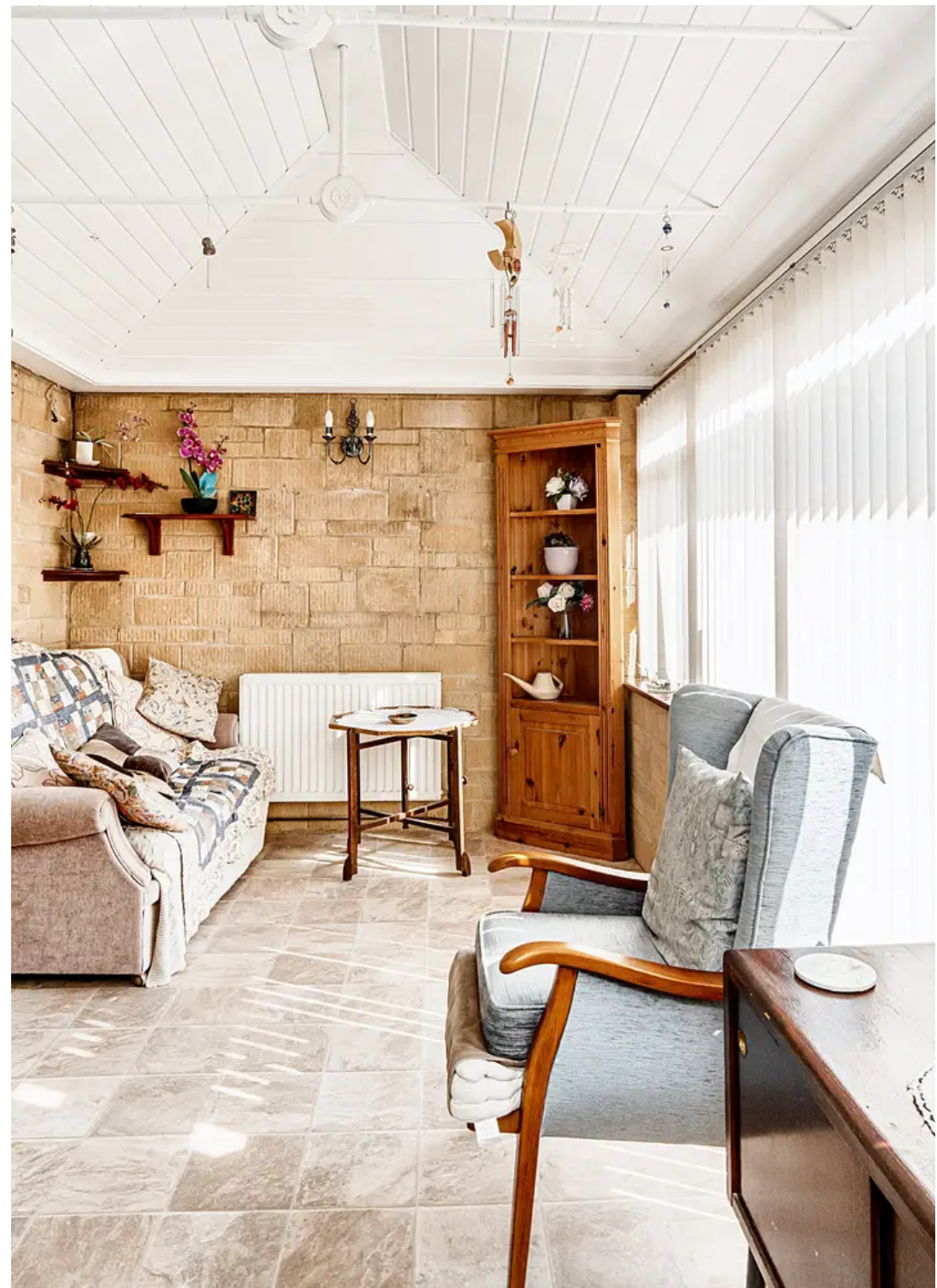
Three bedrooms & Two receptions

Ground floor WC

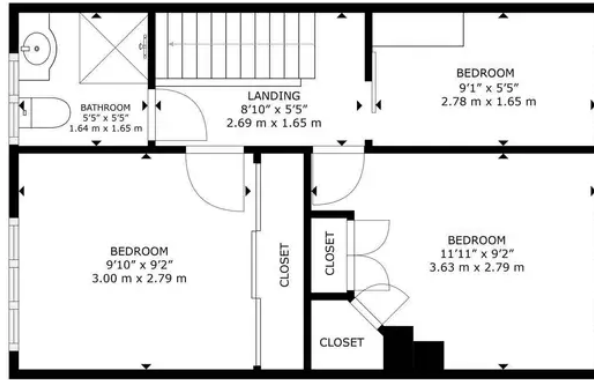
Garage with driveway parking

Sought after village

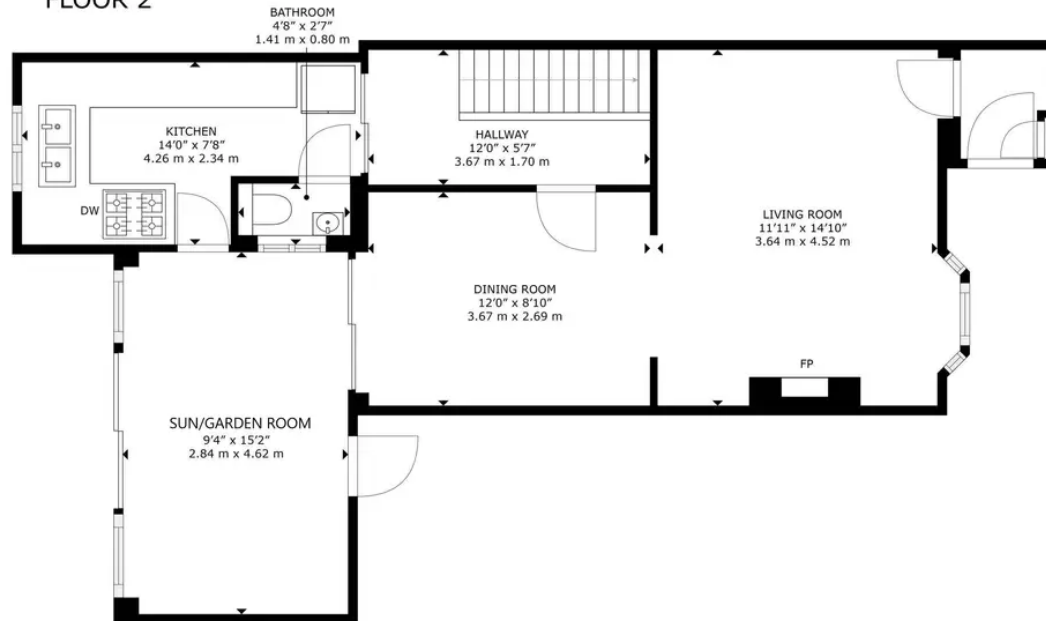
No onward chain







FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 649 sq. ft., 60 m², FLOOR 2: 366 sq. ft., 34 m²
 TOTAL: 1,015 sq. ft., 94 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Martyn Cox & Company

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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