



**31 Bradstocks Way, Sutton Courtenay**

Guide Price **£300,000**

Waymark

## 31 Bradstocks Way

Sutton Courtenay, Abingdon

This property offers an exciting opportunity to purchase a generous sized 3 bedroom home, requiring some modernisation, located in the popular village of Sutton Courtenay.

Approached across a driveway to the front, this property offers on the ground floor; an entrance hall, sitting room which wraps around to a dinign room to the rear and a kitchen. From the kitchen is a rear lobby giving access to a utility room and a cloakroom, as well as access out to the rear garden.

Stairs from the hall lead to the first floor where there are two double bedrooms and a smaller single bedroom as well as an adapted shower room.

Externally to the front is a driveway providing off-street parking for a number of vehicles and there is a car charging point. The garden wraps around the side of the property and opens out to a large lawn area with a timber workshed at the far end of the garden.

The property is centrally heated via a gas fired boiler and has UPVC double glazed windows, but does require some modernisation internally. The property is freehold and is available to purchase with no onward chain.



## 31 Bradstocks Way

Sutton Courtenay, Abingdon

Sutton Courtenay is one of South Oxfordshire's most desirable and sought after locations. The village itself is perched on the banks of the River Thames alongside three pubs to choose from, two village shops, a primary school and a garage. The market town of Abingdon, is just 2 miles to the north and provides an extensive range of retail, leisure and educational facilities. The City of Oxford is just over 10 miles away. The village has excellent communication links with a mainline rail link into London Paddington from Didcot Parkway, just 4 miles away and easy access to the M4 and M49 motorways with the A34 5 miles away

Council Tax band: C

Tenure: Freehold

- No onward chain
- Large rear garden
- Driveway & off-street parking
- Popular village location
- 3 bedrooms



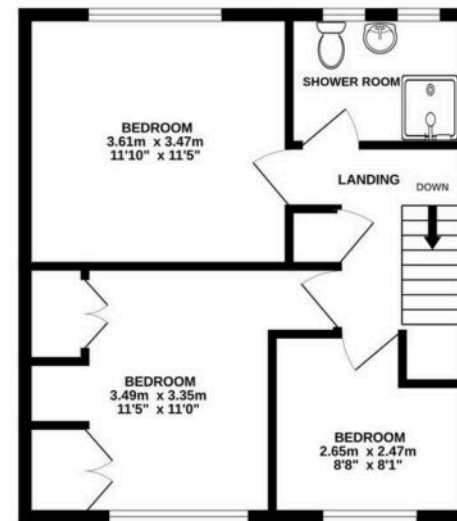




**GROUND FLOOR**  
48.6 sq.m. (523 sq.ft.) approx.



**1ST FLOOR**  
42.9 sq.m. (462 sq.ft.) approx.



31 BRADSTOCKS WAY SUTTON COURTENAY OX14 4BZ

TOTAL FLOOR AREA : 91.5 sq.m. (985 sq.ft.) approx.

Measurements are approximate. Illustrative purposes only. Creator of plan Alpha EPC.  
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# Waymark Wantage

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