William Bliss Avenue, Chipping Norton
Kingham Rail Station 5.1 miles, Charlbury Rail Station 5.2 miles, Oxford 24 miles, Banbury 15 miles (M40 Junction 11), Witney 14.1 miles. (All distances are 15 William Bliss Avenue
Chipping Norton
Oxfordshire
OX7 5LT

IDEAL INVESTMENT/FIRST TIME BUYER
PROPERTY IN CENTRAL CHIPPING NORTON,
WELL PRESENTED THROUGHOUT.

• Entrance hall
• Kitchen
• Reception room
• Double doors to garden
• Two double bedrooms
• Family Bathroom
• Outside storage
• Courtyard Garden
• Central Location
• No Onward Chain

Guide price £225,000

VIEWING Strictly by prior appointment through

Tayler & Fletcher

Tel: 01608 644 344

THE PROPERTY
A great opportunity to purchase a two bedroom family home in central Chipping Norton. The property is well presented throughout and offered with no onward chain. Early viewing is highly recommended.

ACCOMMODATION
Ground floor accommodation comprises entrance hall with under stairs storage cupboard, stairs rising to first floor, modern well fitted kitchen and a good sized reception room with double doors to the garden and fireplace (currently boarded). On the first floor are two double bedrooms and a family bathroom. Outside to the front the property is approached via steps and has a locked storage cupboard. To the rear is a paved patio area, decking, outbuilding and raised beds.
LOCATION
Chipping Norton is a very attractive, well-known and thriving Market Town, serving a wide rural area of the Oxfordshire Cotswolds. It offers an extensive range of National and Independent Retailers, Banks and Professional Services, Community Hospital and Health Centre, Swimming Pool and Leisure Centre, Golf Course, Theatre, and excellent Primary and Secondary Schools.

FIXTURES & FITTINGS
Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

SERVICES
Mains electricity, gas, water and drainage are connected.

TENURE
The property is freehold.

LOCAL AUTHORITY
West Oxfordshire District Council
Woodgreen
Witney
Oxfordshire
OX28 6NB
Tel: (01993) 702941

COUNCIL TAX
Band C rates payable 2018/19 £1609.20 Per annum.

VIEWING
Viewing is strictly via the Sole Agents and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.
Approximate Gross Internal Area = 74 sq m / 801 sq ft
Total = 74 sq m / 801 sq ft

Ground Floor
- Reception Room: 4.52 x 3.56, 14'10 x 11'8
- Kitchen: 2.59 x 2.54, 8'6 x 8'4

First Floor
- Bedroom: 3.02 x 2.64, 9'11 x 8'
- Bedroom: 2.67 x 2.67, 8'9 x 8'9

Garden Approximate
- 6.60 x 4.88
- 21'8 x 16'0

Tayler & Fletcher and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to Messrs Tayler & Fletcher has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not to be assumed that the property has all the required planning or building regulation consents. A list of the partners of Tayler & Fletcher LLP is available at each Tayler & Fletcher Office.

Energy Performance Certificate

15, William Bliss Avenue, CHIPPING NORTON, OX7 5LT
Dwelling type: Mid-terrace house  
Date of assessment: 29 September 2015  
Date of certificate: 29 September 2015

Reference number: 8001-74143-4009-2727-1153
RTiAP existing dwelling

Total floor area: 57 m²

Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:
- Current costs: £ 2,295
- Potential costs: £ 789
- Potential future savings: £ 1,506

Estimated energy costs of this home

<table>
<thead>
<tr>
<th>Energy Type</th>
<th>Current costs, over 3 years</th>
<th>Potential costs, over 3 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting</td>
<td>£ 183</td>
<td>£ 117</td>
</tr>
<tr>
<td>Heating</td>
<td>£ 1,770</td>
<td>£ 1,254</td>
</tr>
<tr>
<td>Hot Water</td>
<td>£ 342</td>
<td>£ 136</td>
</tr>
</tbody>
</table>

Total: £ 2,295

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home.
- The higher the rating the lower your fuel bills are likely to be.
- The potential rating shows the effect of undertaking the recommendations on page 3.
- The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
- The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

<table>
<thead>
<tr>
<th>Recommended measures</th>
<th>Indicative cost over 3 years</th>
<th>Typical savings over 3 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Increase loft insulation to 270 mm</td>
<td>£100 - £350</td>
<td>£123</td>
</tr>
<tr>
<td>2 Floor insulation (suspended floor)</td>
<td>£800 - £1,200</td>
<td>£108</td>
</tr>
<tr>
<td>3 Low energy lighting for all fixed outlets</td>
<td>£20</td>
<td>£54</td>
</tr>
</tbody>
</table>

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0800 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.