

established 200 years

Tayler & Fletcher



Hailey 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

**31 Hailey Avenue  
Chipping Norton  
Oxfordshire  
OX7 5JG**

**A SPACIOUS WELL MAINTAINED SEMI-DETACHED HOUSE, FEATURING AN ENCLOSED FRONT AND BACK GARDENS, GARAGE AND VIEWS OF THE SKYLINE.**

- No onward chain
- Semi detached house
- Three bedrooms
- Living room
- Dining kitchen
- Utility & cloakroom
- Three bedrooms
- Family shower room
- Good sized gardens
- Garage & parking

**Guide price £260,000**

**VIEWING** Strictly by prior appointment through

**Tayler & Fletcher**

**Tel: 01608 644 344**

**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.

**DESCRIPTON**

A spacious, well maintained semi-detached house boasting 3 bedrooms and front and back gardens., featuring enclosed front and back gardens, garage and views of the skyline.





## GROUND FLOOR

The ground floor comprises a porch, hallway, sitting room with doors leading into a modern kitchen/dining room. Double doors open out from the dining area onto a decked patio and garden beyond with views of the skyline. Off the kitchen there is a utility room and cloakroom.



## FIRST FLOOR

A family shower room is at the top of the stairs, with 2 double bedrooms, 1 single room and loft access on the landing.



## OUTSIDE

The exterior offers a front and back garden with a flexible workshop or garage option with rear access and far reaching views of the countryside beyond.



## 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.



## LOCAL AUTHORITY

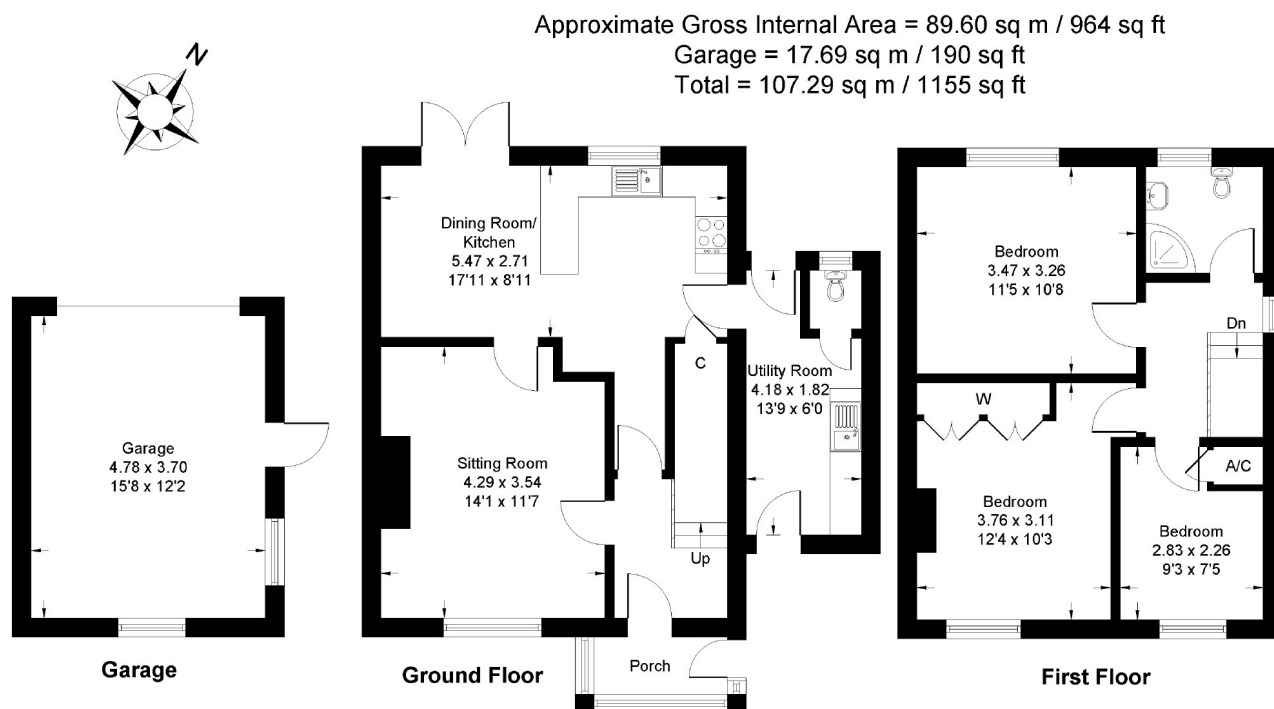
West Oxfordshire District Council  
Woodgreen  
Witney  
Oxfordshire  
OX28 6NB  
Tel: (01993) 702941



## VIEWING

Viewing is via the Sole Agents and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

## Energy performance certificate (EPC)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

31 HAILEY AVENUE  
CHIPPING NORTON  
OX7 5JG

Energy rating

**C**

Valid until 8 October 2030

Certificate number

**0366-3900-0200-9220-**

**5200**

**Property type** Semi-detached house

**Total floor area** 78 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0366-390...> 08/10/2020



Taylor & 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 Taylor & 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 be assumed that the property has all the required planning or building regulation consents. A list of the partners of Taylor & Fletcher LLP is available at each Taylor & Fletcher Office.

