

**Mark David**

ESTATE AGENTS

*Sales • Lettings • Management*

**OLD BRIDGE ROAD, BLOXHAM, BANBURY, OXFORDSHIRE OX15 4LY**

**£1,350 PCM**



**PROPERTY REFERENCE CODE: RL0210**

## **OLD BRIDGE ROAD, BLOXHAM, BANBURY, OXFORDSHIRE OX15 4LY**

Available Now - A quaint yet deceptively spacious three bedroom stone cottage with a large garden leading down to the River Swere.

### **This property consists of:**

Hardwood front door to

Entrance hall - tiled floor, stairs to first floor level and understairs cupboard, double glazed window with window seat to front aspect.

Sitting room – double glazed window to front aspect with window seat, double glazed window to front aspect, two double glazed windows to rear aspect.

Kitchen – fitted with a range of matching wall and base units with work surfaces. Built in gas hob with extractor hood above and oven below. Built in fridge, built in cupboard housing gas central heating boiler, part tiled walls, tiled floor, double glazed window to rear aspect, door to rear garden.

Utility room – tiled floor, worksurface, plumbing for washing machine.

First floor

Landing – double glazed window to front aspect.

Bedroom One - double bedroom with double glazed window to rear aspect, range of built in wardrobes.

Bedroom Two – double bedroom with double glazed window to front aspect.

Bedroom Three – double glazed window to side aspect, two built in cupboards, access to loft space.

Bathroom – white suite of panelled bath, with separate shower over, hand wash basin with vanity unit below, low level WC part tiled walls double glazed window to rear aspect.

Outside - gated side pedestrian access to rear garden.

Rear Garden - attached storage shed with light and power. 2 x built in garden sheds with light and power, one of which was previously a garden outside WC.

The rear garden has a gravelled patio area leading to the sheds and lawn with well stocked flower and shrub borders.

There is a high degree of privacy with a character redbrick wall. The garden leads down to a gated wooded area, with a range of mature trees and a path down to the River Swere.

The property benefits from gas central heating and, double glazed windows.

Council Tax Band: D (Cherwell District Council)

Deposit: £1,555

Holding Deposit: £311



