

12 Fritillary Mews, Ducklington Guide Price £260,000









12 Fritillary Mews

A neatly presented two-bedroom detached coach house located in a popular village. This home would be ideal for a first-time buyer or somebody looking for an investment property.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

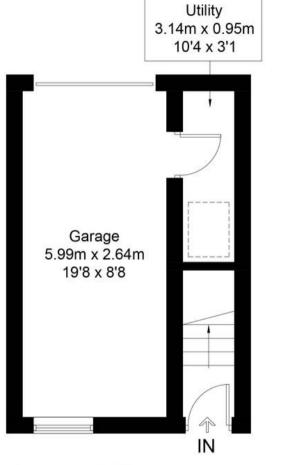
EPC Environmental Impact Rating: C

- Ideal first-time buyer or investment property.
- Two double bedrooms and a family bathroom, bedroom one benefits from an ensuite and built in wardrobe.
- Freehold property.
- Fully integrated kitchen.
- Excellently located with easy access to the A40 for commuting.
- Neatly presented two-bedroom coach house with garage and parking.



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Approximate Gross Internal Area Ground Floor = 5.8 sq m / 62 sq ft First Floor = 61.2 sq m / 659 sq ft Garage = 16.3 sq m / 175 sq ft Total = 83.3 sq m / 896 sq ft For identification only - Not to scale



= Reduced headroom below 1.5m / 5'0 Store IN 66 Kitchen / Dining / Sitting Room 5.63m x 5.18m 18'6 x 17'0 Store Bedroom 1 Bedroom 2 3.58m x 2.64m 2.82m x 2.74m 11'9 x 8'8 ×9'3 x 9'0× Store

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards. © Mortimer Photography. Produced for Simpsons. Unauthorised reproduction prohibited. (ID1117846)



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