



## Brook Cottage Bridge Street, Bampton

Guide Price £375,000





## Brook Cottage, Bridge Street

Offered to the market with the certainty of no onward chain is a spacious two bedroom detached cottage on a generous 0.10 acre plot located off Bridge Street in the popular village of Bampton.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Offered to the market with the certainty of no onward chain – MODERNISATION REQUIRED
- Secluded location off the main road
- Garden is 0.10 of an acre and is located to the front of the property
- Two double bedrooms
- Potential to extend (STPP)
- Popular village location within walking distance of amenities.









Floor 0



Floor 1

Simpsons

Approximate total area<sup>(1)</sup>

726 ft<sup>2</sup>

67.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Simpsons Witney Branch

4 Langdale Court Witney, Oxfordshire - OX28 6AD

01993 835030 • [witney@simpsonsproperty.com](mailto:witney@simpsonsproperty.com) • [www.simpsonsproperty.com/](http://www.simpsonsproperty.com/)