

HOLMANS

— ESTATE AGENTS —

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Park Road,
Chipping Norton,
Oxfordshire.
OX7 5PA

1,795 Monthly *



- Three bedroom semi-detached family home
- Gas fired central heating and double glazing
- Parking for at least 3 vehicles
- Stylish fitted kitchen with appliances
- Ground floor WC and first floor bathroom
- Quiet cul-de-sac
- Edge of town
- Attractive rear garden
- Workshop/office with power and light installed

Ref: PRA12324

Viewing Instructions: Strictly By Appointment Only



General Description

Positioned in a quiet residential cul-de-sac away from mainstream traffic on the edge of this popular market town, and enjoying partial views over surrounding countryside; this semi-detached, two storey, three bedroom family house has been refurbished in recent years and early viewing is advised.

The property benefits from a spacious living room and double french doors lead onto the sunny south facing garden with an inviting decking area perfect for al fresco dining.

Internally the property is warmed with gas fired central heating from a recently renewed combination boiler and UPVC double glazed windows and doors. There is a smart modern bathroom with a shower over bath and a stylish fitted kitchen with a range of appliances.

Externally, there is off street parking for at least 3 vehicles and the garage has been converted into a workroom or office.

There is a bus that runs past this property every hour which goes to the town centre and supermarkets – Monday to Saturday.

Chipping Norton is a sought after market town and is renowned for it's historic Victorian landmark, Bliss Tweed Mill. The town has a range of amenities such as small independent shops, pubs and restaurants, supermarkets, a leisure centre the all important Health Centre. The town holds the well known Farmers Market every Wednesday and is host to Chipping Norton Theatre which is famous for it's annual pantomime. There are three schools - St Mary's Church Of England Primary School, Holy Trinity Catholic Primary School and Chipping Norton Secondary School of which has academy status. Daylesford Organic Farm Shop in Kingham is just 6 miles and Soho Farmhouse in Great Tew only 8 miles, not forgetting Jeremy Clarkson's 'Diddly Squat' Farm Shop only 2.5 miles away. There are regular buses to Oxford and Banbury and train stations at Charlbury and Kingham with links to Oxford and London.

Accommodation

Entrance Hall (16' 08" x 5' 09") or (5.08m x 1.75m)

With terracotta tiled floor, single radiator and built in under stairs cloaks cupboard.

W.C.

With two piece suite in white, wash hand basin set onto cabinet, low flush WC and built in extractor.

Front Living Room (14' 08" x 10' 00") or (4.47m x 3.05m)

With painted moulded ornamental fireplace with stone hearth, timber laminate flooring and archway to dining room.

Dining Room (8' 10" x 9' 11") or (2.69m x 3.02m)

With timber laminate floor, single radiator and double french doors leading to south facing garden.

Kitchen (11' 00" x 7' 08") or (3.35m x 2.34m)

Fitted on two sides with parquet style laminate worktops, 1 1/2 enamelled sink unit with single drainer and chrome mixer tap and tiled surround to work surfaces. Split level Neff ceramic hob, split level Belling double oven and grill, 12 bottle terracotta wine rack, five base units, three wall mounted cupboards, built in cooker hood over hob, Beko slot in dishwasher, freestanding Blomberg fridge/freezer, built in double pantry cupboard and double built in utility cupboard with freestanding Hotpoint washing machine and gas and electric meters. Courtesy door giving side access from the driveway.

First Floor Landing

With gable window, access to loft space and built in airing cupboard with recently installed combination boiler.

Bathroom

With three piece suite in white, scalloped pedestal wash hand basin, low flush WC and thermostatic shower over bath with glazed screen. Large dressing mirror, heated towel rail, timber panelling to dado height and part tiled walls.

Front Bedroom 1 (13' 06" x 10' 03") or (4.11m x 3.12m)

With single radiator and outlook over front garden.

Bedroom 2 (11' 04" x 9' 00") or (3.45m x 2.74m)

With south facing window over garden and distant countryside views to the west, single radiator.

Bedroom 3 (7' 01" x 7' 11") or (2.16m x 2.41m)

With south facing window over garden and distant countryside views to the west, single radiator, TV aerial point.

Front Garden

Approximately 30 ft deep x 15 ft wide. With landscaped open plan lawned area and graveled driveway with parking for at least three cars. Views can be enjoyed to the west over open countryside.

Rear Garden (48' 0" x 24' 0") or (14.63m x 7.32m)

With timber decking area and matching seat with views to the West over countryside, outside water tap, flagged pathway and lawned area, elevated patio and ornamental stoned area with interwoven fencing surround. Large apple tree and various shrubs.

Workshop/Office (16' 03" x 8' 07") or (4.95m x 2.62m)

With power and light installed, built in two tiered shelf unit, cold water feed and freestanding freezer.

Timber Cabin (7' 09" x 5' 09") or (2.36m x 1.75m)

Terms & Conditions

Available from June 2024

Unfurnished

Rent £1,795 p.c.m. payable monthly in advance by Standing Order.

Holding Deposit - £414.00 This property will be held for the tenant following this payment whilst references are being applied for and will be returned if references fail, however, this will be withheld if the prospective tenant withdraws from the tenancy, gives false or misleading information, fails a rent check or fails to sign the tenancy agreement within 14 days of agreed deadlines.

Security Deposit £2070 (refundable at the end of the tenancy subject to a final inspection).

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:67

Council Tax

Band Not Specified

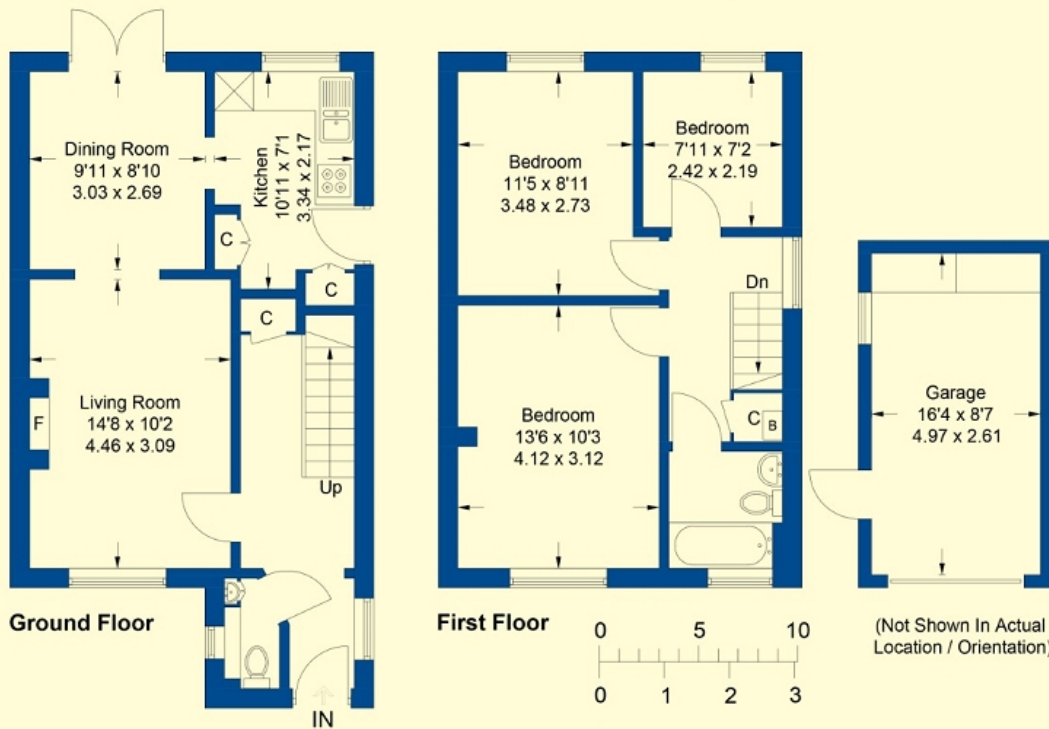
Directions

From our Moreton-in-Marsh office, at the mini roundabout turn left onto Oxford Street towards A44. Continue on the A44 through the villages of Kitebrook and Little Compton, past the Greedy Goose Pub on your left-hand side and after continuing through a series of bends proceed up the hill into Chipping Norton, past Bliss Tweed Mill on your right hand side and descend into the town continuing straight through the 20 MPH zone and then bear left through the town centre. At the double mini roundabouts, turn left onto Over Norton Road and take the second right into Park Road. 43 Park road is positioned at the top of the road on the right hand side.





43 Park Road, Chipping Norton, OX7 5PA



Approximate Gross Internal Area = 80.7 sq m / 869 sq ft

Garage = 12.9 sq m / 139 sq ft

Total = 93.6 sq m / 1008 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID792286)

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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.