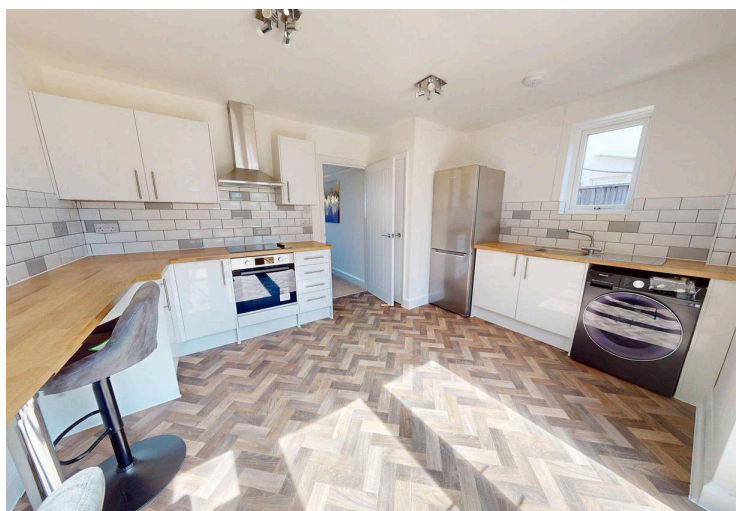
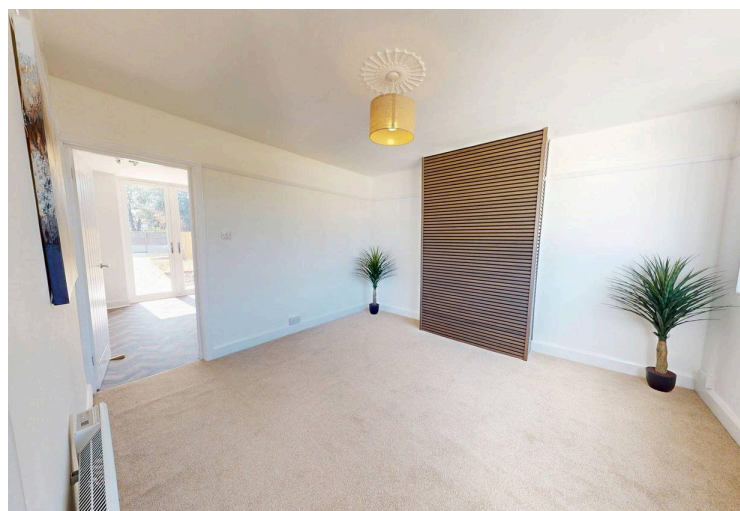




Besselsleigh Road, Wootton

Fully Refurbished Semi Detached Home with potential to extend



• No Forward Chain Excellent Extension Potential – Sketch Plans for 4 Bedrooms, En-Suite & 2/3 Reception Rooms (STPP) • Fully Refurbished Throughout • Spacious Bay-Fronted Semi-Detached Home • Extensive South-Facing Rear Garden – Approx. 89ft • Two Double Bedrooms • Brand New Specification & Ready to Move Into • Modern Kitchen/Diner with Integrated Appliances • Private Driveway Parking for Several Vehicles / Caravan • Double Glazing & Modern Electric Heating



Living Room

13' 2" x 11' 3" (4.01m x 3.43m)

Kitchen

11' 1" x 13' 6" (3.38m x 4.12m)

Bedroom 1

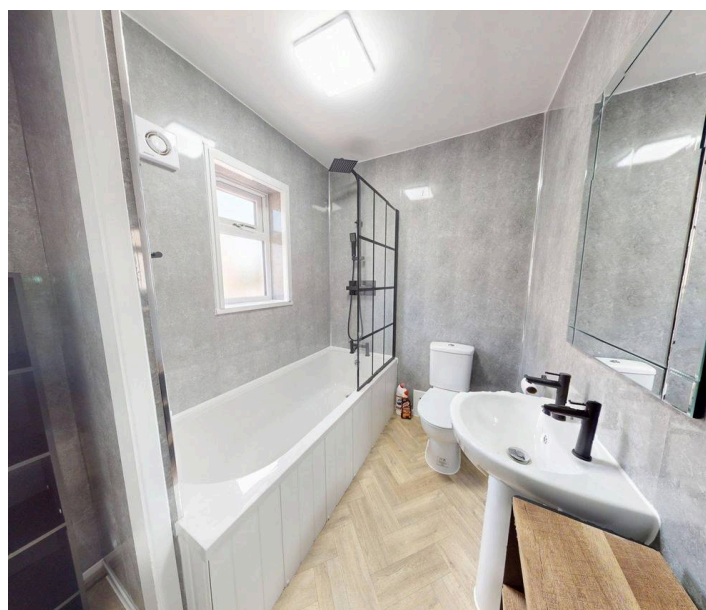
13' 1" x 11' 3" (3.99m x 3.42m)

Bedroom 2

11' 1" x 8' 5" (3.38m x 2.57m)

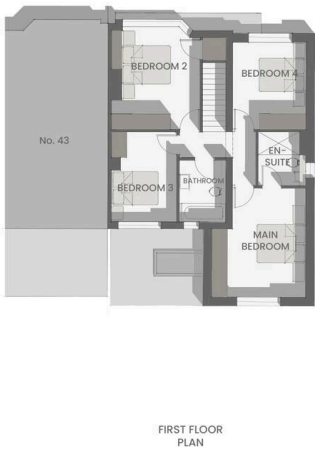
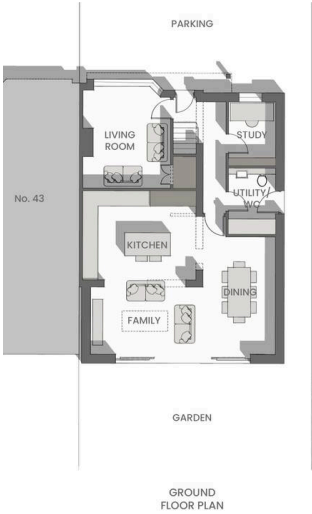
Bathroom

7' 9" x 5' 11" (2.37m x 1.80m)





INDICATIVE SKETCH PROPOSALS FOR No. 41 BESSELSLEIGH RD, WOOTTON, OX13 DWA



Living Room
13' 2" x 11' 3" (4.01m x 3.43m)

Kitchen
11' 1" x 13' 6" (3.38m x 4.12m)

Bedroom 1
13' 1" x 11' 3" (3.99m x 3.42m)

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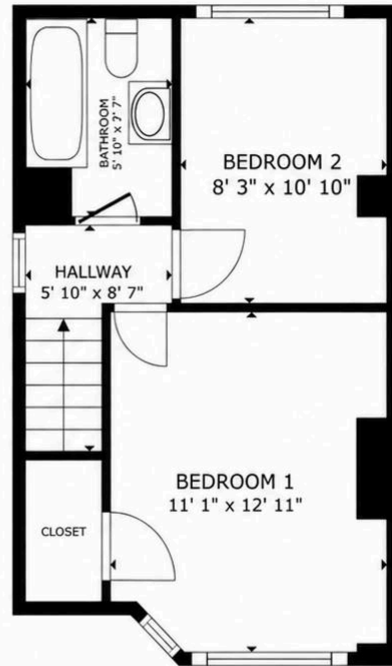
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales



FLOOR 1



FLOOR 2

OXHOME

GROSS INTERNAL AREA
 FLOOR 1 341 sq.ft. FLOOR 2 339 sq.ft.
 EXCLUDED AREAS : PATIO 795 sq.ft.
 TOTAL : 680 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

You can include any text here. The text can be modified upon generating your brochure.