



Cozens Grove, Shrivenham Shrivenham SN6 8FS

welcome to

Cozens Grove, Shrivenham Shrivenham

*** TO BE SOLD BY PUBLIC AUCTION ON 23rd June 2026 AT THE GRAND CONNAUGHT ROOMS, 61 - 65 GREAT QUEEN STREET, LONDON, WC2B 5DA (Online bidding available) ***

Tenure

Entrance Hall

Front aspect door, radiator, loft access and doors to all rooms.

Lounge

16' 4" x 11' 4" (4.98m x 3.45m)

Front aspect window and radiator.

Kitchen/Diner

15' 6" x 11' 4" (4.72m x 3.45m)

Fitted kitchen comprising of a range of eye and low level units, work surfaces, one and half bowl sink and drainer, fitted electric oven, fitted gas hob, extractor hood, plumbing for a washing machine and dishwasher, further appliance space, splash backs, radiator, rear aspect windows and patio doors to the garden.

Bedroom One

14' x 12' 11" (4.27m x 3.94m)

Rear aspect window and radiator.

Bedroom Two

9' 10" x 10' 11" (3.00m x 3.33m)

Bathroom

9' 11" x 7' 8" (3.02m x 2.34m)

Fitted suite offering panel enclosed bath, separate shower enclosure, low level wc, hand wash basin, towel radiator, part tiled walls, vinyl floor, extractor fan.

Rear Garden

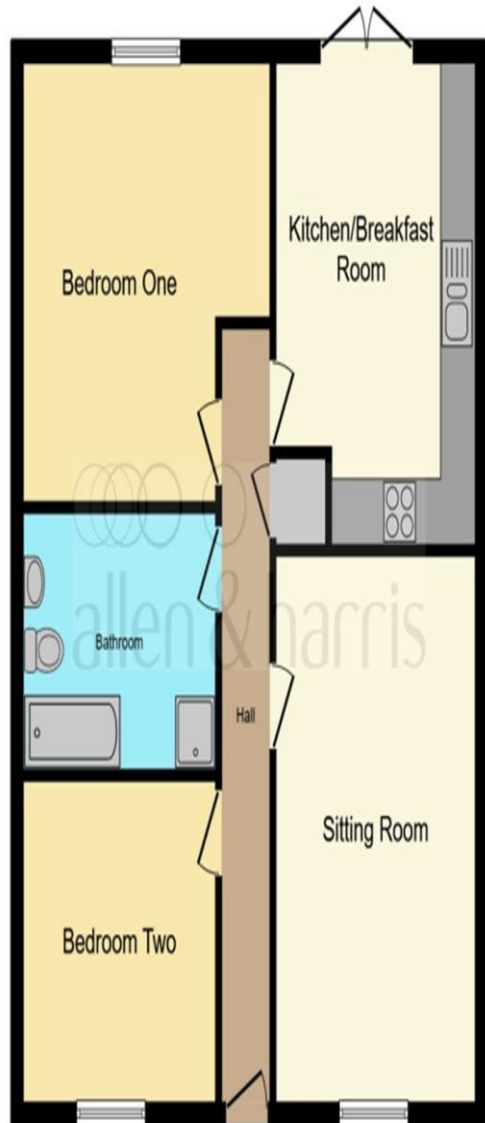
Enclosed by close board fencing patio area, laid to lawn with mature shrub borders and side access gate.

Driveway

Block paved driveway for parking for two cars in front.

Agent Note

There is important information contained in the legal pack relating to the boundary structures at the property. Please ensure all elements are reviewed and you are satisfied before bidding.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to

Cozens Grove, Shrivenham Shrivenham

- Semi-detached Bungalow
- Two Generous Sized Bedrooms
- Large Living Room
- Modern Fitted Kitchen/diner
- Large Four Piece Bathroom

Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers over

£280,000



view this property online allenandharris.co.uk/Property/HWT106584



Property Ref:
HWT106584 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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allen & harris



01793 762407



Highworth@allenandharris.co.uk



40A High Street, HIGHWORTH, Wiltshire, SN6 7AQ



allenandharris.co.uk