



**Cozens Grove, Shrivenham Shrivenham SN6 8FS**

**welcome to**

## **Cozens Grove, Shrivenham Shrivenham**

\*\*\* TO BE SOLD BY PUBLIC AUCTION ON 28th JULY 2026 AT THE GRAND CONNAUGHT ROOMS, 61 - 65 GREAT QUEEN STREET, LONDON, WC2B 5DA (Online bidding available) \*\*\*

Tenure

Freehold with Vacant Possession

### **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 )

Front aspect window and radiator.

### **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**

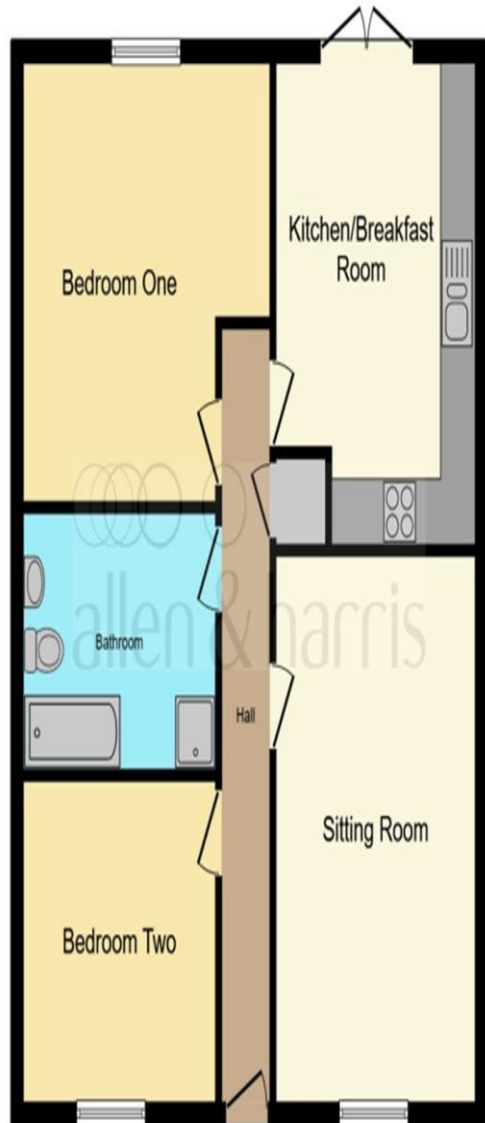
Enclosed by close board fencing patio area, laid to lawn with mature shrub borders and side access gate.

### **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](http://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**



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Property Ref:  
HWT106584 - 0011

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