

MARTYN COX
— & COMPANY —



45 The Willows, Witney, OX28 3HN

Guide Price: £325,000

Freehold

11 The Pieces, Bampton, OX18 2JZ

Positioned at the end of a quiet cul-de-sac, this quasi semi-detached house has been responsibly maintained over the years and provides will planned accommodation, an easily manageable garden and a garage in a great location about half a mile from the town centre.

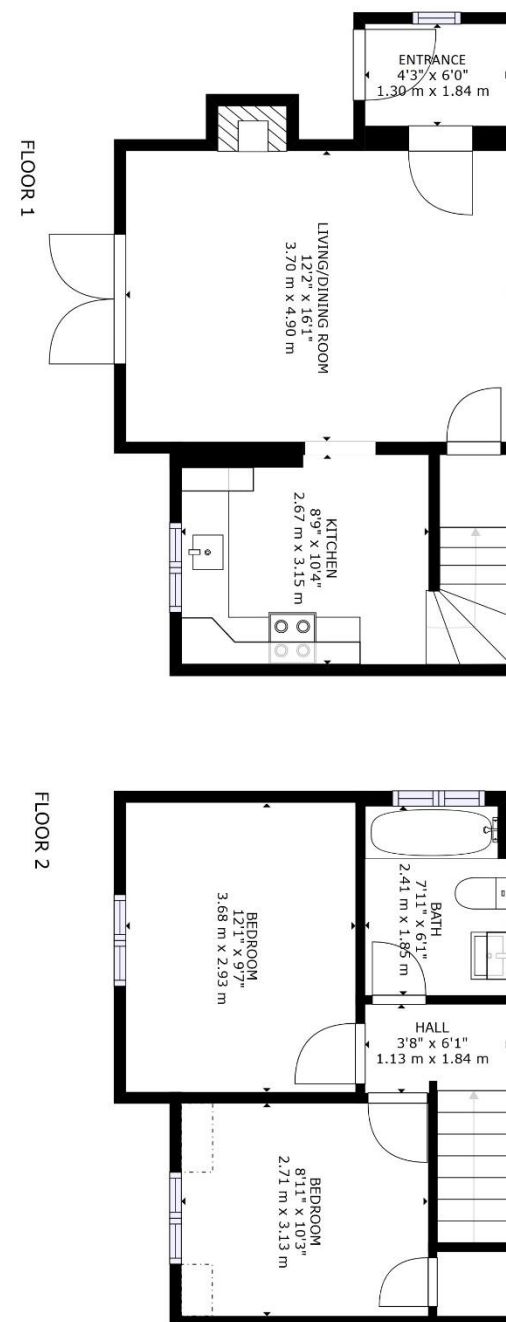
Internally, the property has been designed to optimise space and provides a spacious lounge and a very smart kitchen with a nice amount of storage and working space. In addition, there are two double bedrooms at first floor level and a well-appointed bathroom with WC.

Whilst Witney has grown extensively over the years, it has managed to retain its identity as an attractive market town. It boasts a wide range of facilities including a leisure centre, community hospital and modern shopping precinct together with banks, restaurants and public houses. Witney is situated about 14 miles from Oxford and can be quickly accessed along the nearby A40.

Council Tax Band C £1,933

- Quietly positioned
- Quasi semi-detached
- Well maintained accommodation
- Good sized living room
- Smart kitchen
- Two bedrooms
- Well appointed bath & W/C
- Gas fired central heating
- Private rear garden
- Single garage
- Convenient position for town centre & Cogges

GROSS INTERNAL AREA
FLOOR 1: 361 sq. ft. 34 m², FLOOR 2: 315 sq. ft. 29 m²
EXCLUDED AREAS: - REDUCED HEADROOM BELOW 1.5m: 7 sq. ft. 1 m²
TOTAL: 676 sq. ft. 63 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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