



High Street, Witney
Offers in Excess of £315,000


DISTINCT
Property Consultants

Set in the heart of Witney, this two bedroom semi – detached three storey Cotswolds house with parking and small rear courtyard is set just off the high street, a short walk to local amenities.

EPC rating D.

- 3 Bedrooms
- Family Bathroom
- Second Bathroom with WC and Washbasin
- Courtyard Garden
- Off Street Parking
- Open plan Lounge / Dining Room
- Spacious family home
- Tastefully Presented Throughout
- Walking Distance To Town Centre
- Great Transport Links

This well presented house comprises of three bedrooms, bathroom, additional bathroom with WC and washbasin and rear courtyard. The front door opens into a spacious open-plan living and dining area. The room adorns a Cotswolds stone feature wall adding a touch of rustic charm, with a large bay window allowing lots of natural light.

The large, sizeable hallway boasts ample downstairs storage and a charming bay window. Additionally, there's approved permission to relocate the door to the hallway, allowing for even more customization and convenience.

The kitchen boasts a bright and welcoming atmosphere, complete with an integrated fridge, oven, and electric hob. There's also plenty of room for a washer/dryer and a wine fridge.

Ascending the stairwell to the first floor, you are greeted by a generously spacious hallway that has an open and airy feel.



The master bedroom is a sizeable space, illuminated by three large windows that fill the space with natural light. It boasts a spacious wardrobe with five sliding mirrored doors, designed with fitted rails, drawers, and shelves, providing abundant and organized storage for all your belongings.



Step into the bathroom, which benefits from lots of light from the skylight. The bathroom consists of a vanity unit with built in sink, toilet, a generously sized bath, a walk-in shower and airing cupboard. The bathroom also features a sensor-activated light-up cupboard and plenty of additional storage options. The room also has access to the loft.



Ascend to the second floor where you'll find a charming double bedroom which also features a convenient built-in wardrobe, ensuring ample storage space. The room also has access to the second loft.

The third bedroom is ideal for a single bed or even can be adaptable to an office space.

The property also benefits from a second bathroom on the second floor, presenting a sink with built in vanity unit, toilet and sky light.



Outside

To the side of the property is a parking area with space for one car, with further shared parking for all residents/visitors.

At the back of the property is a courtyard perfect for a morning coffee with ownership of access to and around the property and the neighbouring property.

Neighbourhood

The house is set in a residential street just off the high street, creating a lovely communal feel.

The property is within walking distance to local amenities including, The Co-Operative Food store, local schools, doctors, shopping centre and cinema.

Location

Witney is a very popular area with easy access to Oxford, London as well as Cotswolds. The town offers great shopping facilities and a range of restaurants, bars and cafes. The thriving community and easy access to countryside attracts people who wish to combine convenience with lifestyle.

Situation & Property Information

Property is freehold and we recommend that the buyers check information with their solicitor before completing purchase.

Council tax band C - West Oxfordshire District Council (council tax for 2024-2025 £2,125.53)

EPC D

Viewings

Strictly by appointment only.

Agents' Disclaimer

Distinct Property Consultants is the seller's agent for this property. We always obtain detailed information from the seller to ensure the information provided is as accurate as possible however Your legal representative is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings, or services. It is the tenant (s)' interests to check their working condition. To comply with anti-money laundering regulations, buyers will be asked to provide proof of ID and proof of address as well as proof of funds.



Approximate Gross Internal Area = 102.6 sq m / 1104 sq ft



Distinct Property Consultants is the seller's agent for this property. We always obtain detailed information from the seller to ensure the information provided is as accurate as possible however Your legal representative is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate. Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings, or services. It is the tenant (s)' interests to check their working condition. To comply with anti-money laundering regulations, buyers will be asked to provide proof of ID and proof of address as well as proof of funds. Distinct Property Consultants also offer Lettings and Property Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call us on the number shown above. We are an accredited by the UK leading professional body Propertymark ARLA and NAEA.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

01608 695252

<https://www.distinctpropertyconsultants.co.uk>

Unit 1, London Road, Little Compton, Moreton In Marsh, Gloucestershire, GL56 0FR

Email: hello@distinctpropertyconsultants.co.uk

