



38 Ashcombe Crescent, Witney OX28 6GL

Distances - Witney, Market Square c. 0.7 miles / Oxford c. 11.1 miles / Long Hanborough Train Station c. 6 miles

A 3 storey town house, very conveniently located for the town centre amenities and offered 'For Sale' with NO ONWARD CHAIN. There are 3 double bedrooms, the master (top floor) bedroom boasting both a dressing room (potential study/4th bedroom) and an ensuite shower room. The 1st floor family bathroom serves the other 2 bedrooms. There is the significant advantage of both a garage (found to the rear) and an allocated parking space. Gas central heating is installed and double glazing fitted. An enclosed garden is found to the rear.

THOMAS
MERRIFIELD

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £369,950

www.thomasmerrifield.co.uk

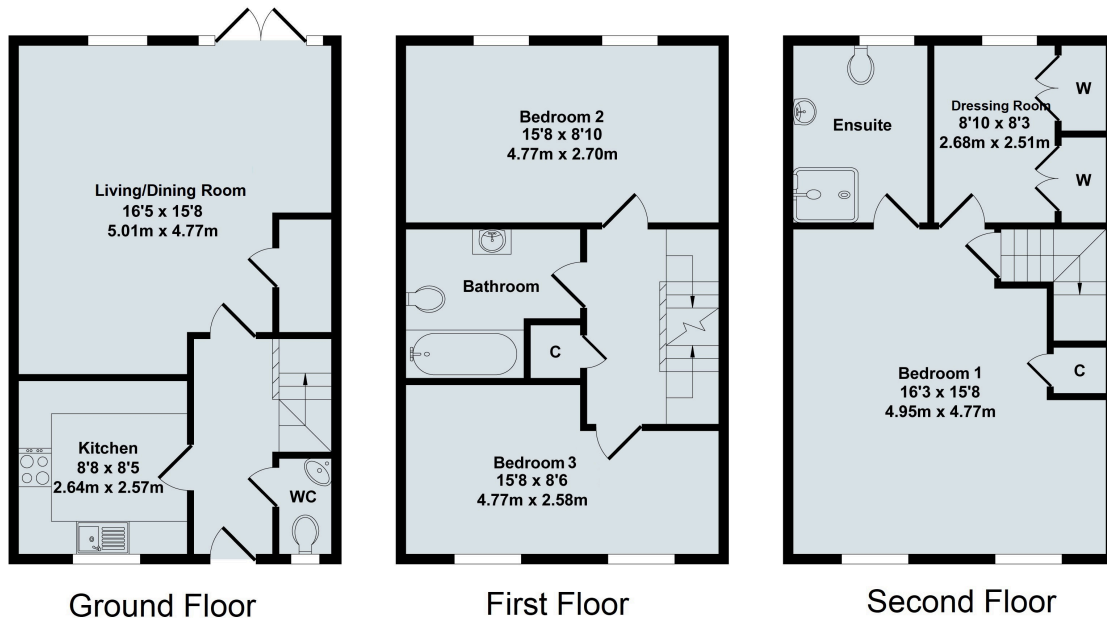


38 Ashcombe Crescent, Witney OX28 6GL

- Entrance Hall & Cloakroom
- Living Room
- Kitchen
- 3 Double Bedrooms
- Ensuite & Family Bathroom
- Enclosed Rear Garden
- Garage & Allocated Parking
- Double Glazing & GCH
- Town Centre Location
- No Onward Chain

Directions

From Witney Market Square proceed along Corn Street and turn right into Holloway Road. At the 'T' junction turn right and then left at the traffic lights into Woodford Way. Proceed through the lights and turn right into Ashcombe Crescent. Continue to the end of the road and number 38 is found on the left, overlooking a square. 23B24



38 Ashcombe Crescent
 Total Approx. Floor Area 1194 Sq.Ft. (110.90 Sq.M.)
 All items illustrated on this plan are included in the "Total Approx Floor Area"



Local Authority:

WODC Tax Band D / EPC Rating: 78/C
 Annual Estate Charge Approx. £350

Contact:

52 Market Square, Witney,
 Oxfordshire, OX28 6AF

Tenure:

Freehold

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

Important Notice

Thomas Merrifield for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if travelling some distance.