



31 Ashcombe Crescent, Witney OX28 6GL

A spacious and light 3 bedroom townhouse, situated within a few minutes walk of Marriotts Walk Shopping Centre and the town centre amenities. The property is extremely well presented having been redecorated throughout, and includes a new hob and oven in the fitted kitchen. The accommodation includes an entrance hall, cloakroom, kitchen and living/dining room with new carpet, together with 2 double bedrooms and a bathroom on the first floor, and a master bedroom suite across the whole of the second floor; providing a large bedroom, ensuite shower room and a dressing room with wardrobes. There is a pleasant rear garden which is enclosed by fencing, and a leasehold open garage (999 years from 2007) plus parking. Carpets, blinds, curtains and poles included. Available for sale with no onward chain. New carpet in Living Room. Blinds, curtains and poles included.

**THOMAS
MERRIFIELD**

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £369,950

www.thomasmerrifield.co.uk

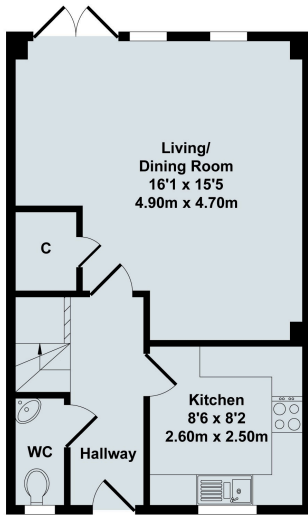


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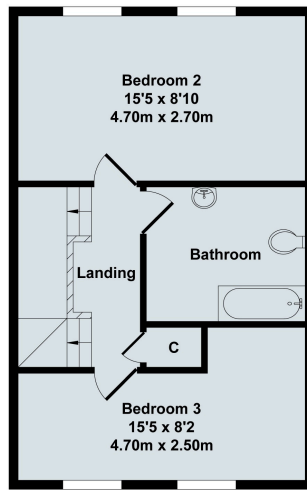
- Entrance Hall
- Cloakroom
- Kitchen
- Living/Dining Room
- 3 Double Bedrooms
- Ensuite & Dressing Room
- Family Bathroom
- Garage & Parking
- No Onward Chain
- Close To The Town Centre

Directions

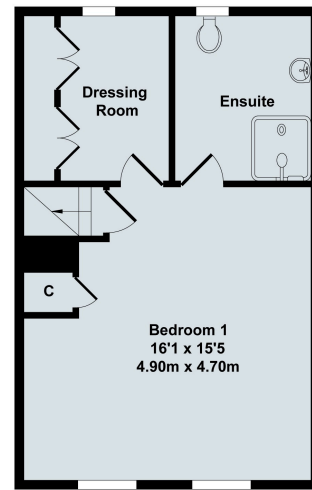
From our office in Market Square proceed along Corn Street, taking the first right into Holloway Road. Follow this road along to the 'T' junction, turning right onto Welch Way. Turn left at the traffic lights onto Woodford Way and continue through the next set of traffic lights. Turn right into Ashcombe Crescent and proceed straight ahead. The property is found almost directly in front of you. 29B24



Ground Floor



First Floor



Second Floor

31 Ashcombe Crescent

Total Approx. Floor Area 1136 Sq.Ft. (105.50 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Local Authority:

WODC Tax Band D / EPC Rating: 77/C / Estate Charge 2023 £280 p.a. (2024 tbc)

Contact:

52 Market Square, Witney, Oxfordshire, OX28 6AF

Tenure:

Freehold Property / Leasehold Garage (999 years from 2007)

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

Important Notice

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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.
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