



157 Manor Road, Witney OX28 3UF

A 1 bedroom house situated on the popular Cogges development in Witney. The property has accommodation to include a living/dining room, kitchen, a good size bedroom, bathroom, double glazing and gas central heating, together with a private garden with a large outbuilding/shed and an open bike store. Cogges is well situated in Witney with good access to the town centre and has its own amenities including a Tesco Express. This is an excellent first time purchase or investment property.

**THOMAS
MERRIFIELD**

SALES LETTINGS

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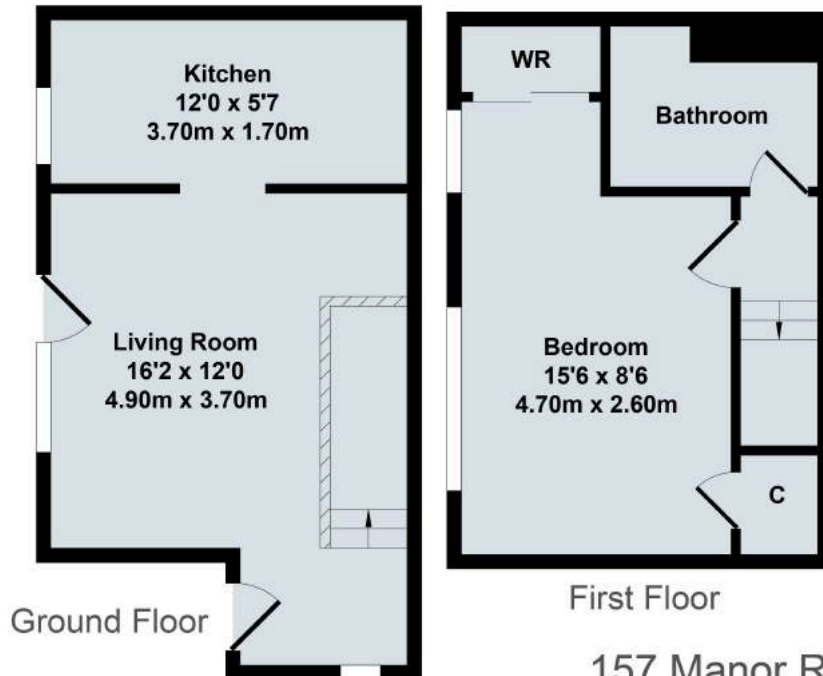


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- Living/Dining Room
- Kitchen
- Good Size Bedroom
- Bathroom
- Double Glazing
- Gas Central Heating
- Garden
- Parking Space
- Large Outbuilding/Shed
- Open Bike Store

Directions

From our office in Market Square proceed along Langdale Gate, turning left at the roundabout onto Witan Way. Follow this road along, turning right at the traffic lights onto High Street. Continue along and over the mini roundabouts onto Bridge Street. Turn right at the double mini roundabouts onto Newland and continue along to Oxford Hill. Turn right at the traffic lights onto Cogges Hill Road. Follow this road along, taking the fourth turning on the right into Manor Road. Continue along, taking the second turning on the left into Manor Road. Proceed along and the property is found on the left hand side. 22C24



157 Manor Road, Witney

Total Approx. Floor Area 438 Sq.Ft. (40.70 Sq.M.)

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

Local Authority:

WODC Band B / EPC Rating: 62/D

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:-

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