



3b Wasties Orchard, Long Hanborough OX29 8BA

A very nicely presented 3 bedroom first floor apartment within this small sought after development of only 20 properties, situated in the centre of the village. The apartment has spacious and light accommodation including its own private entrance hall and stairs to the first floor. The landing leads to the living/dining room which overlooks the attractive front green, and the modern kitchen is fitted with hob, oven and extractor hood. There are 3 well proportioned bedrooms and a bathroom, together with double glazing and electric heating. Outside there is a fully enclosed and private rear garden and a single garage. In addition there is a large outside space for all the residents to use. The apartment benefits from significant storage; including a large loft area and built in cupboards throughout.

**THOMAS
MERRIFIELD**

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £270,000

www.thomasmerrifield.co.uk



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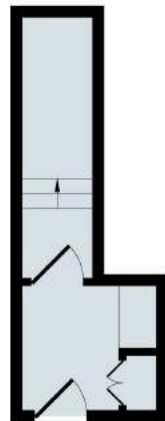
- Own Private Entrance
- Entrance Hall
- Kitchen & Utility Cupboard
- Living/Dining Room
- 3 Bedrooms & Bathroom
- Double Glazing
- Electric Heating
- Garage
- Own Private Garden
- Further Shared Garden

Directions

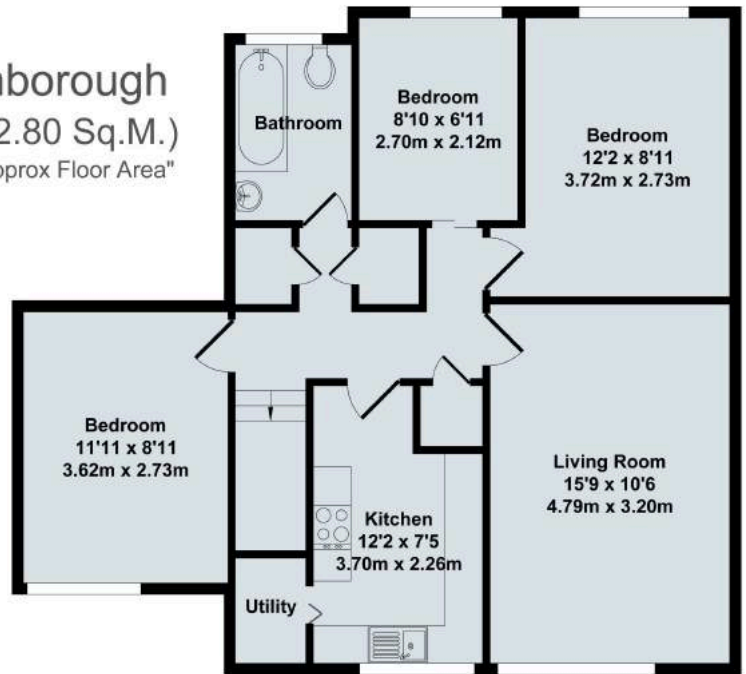
Leave Witney via Woodstock Road. At the 'T' junction turn left towards Long Hanborough. Follow this road along, passing the village of North Leigh. On entering Long Hanborough follow this road through the village, proceeding straight over the roundabout. Wasties Orchard is found after a short distance on the left hand side. 21C24

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Total Approx. Floor Area 783 Sq.Ft. (72.80 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"



Ground Floor



First Floor

Local Authority:

WODC Tax Band B / EPC Rating: 47/E

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Tenure:

Leasehold - 999 years from 2005 & low service charges
at £500 per year - payable £250 every 6 months (2024).

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

Important Notice

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