



## 161 Queen Emma's Dyke, Witney OX28 4EU

Distances - Witney, Market Square c. 0.7 miles / Oxford c. 12.5 miles / Long Hanborough Train Station c. 6.8 miles

An extended 3 bedroom end of terrace house, with a garage and off-road parking for several vehicles. Accommodation features an entrance porch, living/dining room, sitting room, kitchen, and a first floor bathroom. Gas central heating is installed and double glazing is fitted. There are pleasant gardens to the front and rear. The property is well placed for schools and the town centre amenities and is offered 'For Sale' with NO ONWARD CHAIN.

**THOMAS  
MERRIFIELD**

SALES LETTINGS

e. [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

t. 01993 772000

**Price £325,000**

[www.thomasmerrifield.co.uk](http://www.thomasmerrifield.co.uk)

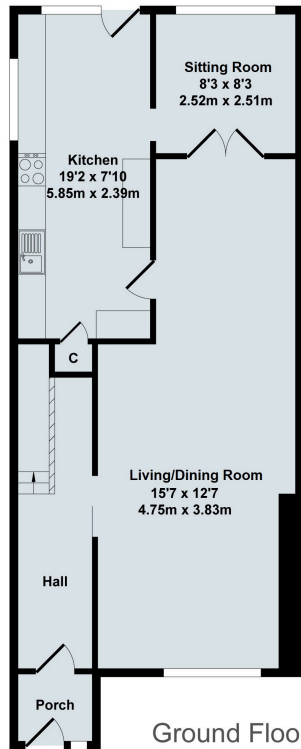


## 161 Queen Emma's Dyke, Witney OX28 4EU

- 2 Reception Rooms
- Kitchen
- 3 Bedrooms
- Bathroom
- Double Glazing & GCH
- Pleasant Gardens
- Garage To The Rear
- Parking For Several Vehicles
- Well Placed For Schools & Town Centre
- No Onward Chain

### Directions

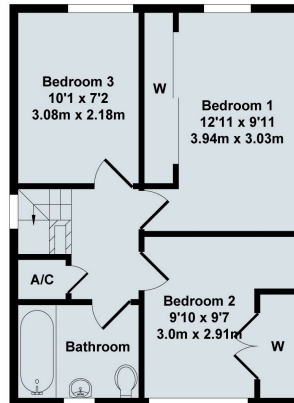
From our office in Witney Market Square, proceed west along Corn Street, taking the fourth left turn into Queen Emmas Dyke. Continue along and take the fourth right turn where No. 161 will be found on the left hand side, marked by a Thomas Merrifield For Sale Board, and overlooking a green area. 15D24



### 161 Queen Emmas Dyke

Total Approx. Floor Area 1030 Sq.Ft. (95.70 Sq.M.)

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



### Local Authority:

WODC Tax Band C / EPC Rating: 50/E

### Contact:

52 Market Square, Witney,  
Oxfordshire, OX28 6AF

### Tenure:

Freehold

Tel: 01993 772000

Email: [witney@thomasmerrifield.co.uk](mailto: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.