







20 Ducklington Lane, Witney OX28 5HZ

Distances - Witney, Market Square c. 0.7 miles / Oxford c. 12.2 miles / Hanborough Train Station c. 6.6 miles
Pleasantly situated in a non-estate position and requiring updating, a mature 3 bedroom semi-detached cottage offered For Sale with NO ONWARD
CHAIN. The accommodation benefits from gas central heating (boiler condition not known) and features a living room, a ground floor bathroom, a kitchen/
breakfast room, a rear conservatory and an ensuite shower room to the master bedroom. A first floor storage room has potential to convert into a further
bath/shower room. There is driveway parking for up to 2 vehicles and an elevated garden. There are also various outbuildings and a raised garden pond.



SALES LETTINGS

e. witney@thomasmerrifield.co.uk

Price £375,000

t. 01993 772000 www.thomasmerrifield.co.uk





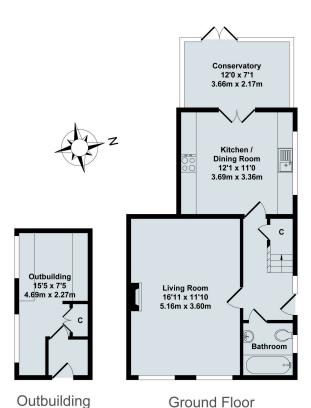




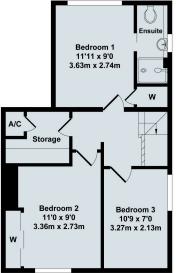
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- Rear Conservatory
- 3 Bedrooms
- Ground Floor Bathroom
- Ensuite Shower Room
- Pleasant Non Estate Position
- Driveway Parking For Up To 2 Vehicles Directions
- Elevated Rear Garden
- Gas Central Heating (old boiler)
- Updating Required
- No Onward Chain

From our office in Witney Market Square proceed west along Corn Street. At the roundabout, take the first exit onto Ducklington Lane and turn almost immediately right into Ducklington Lane (also). Number 20 is found after a short distance on the right hand side, marked by a Thomas Merrifield For Sale Board. 20E24



20 Ducklington Lane, Witney, OX28 5HZ Total Approx. Floor Area 1073 Sq.Ft. (99.70 Sq.M.) All items illustrated on this plan are included in the "Total Approx Floor Area"



First Floor

Local Authority:

WODC Tax Band D / EPC Rating: 56/D

Contact:

52 Market Square, Witney, Oxfordshire, OX28 6AF

Tenure:

Freehold

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

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