



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.

THOMAS
MERRIFIELD

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £375,000

www.thomasmerrifield.co.uk



20 Ducklington Lane, Witney OX28 5HZ

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

Directions

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



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

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.