



## 6 Pine Rise, Witney, Oxfordshire OX28 1EY

Distances: Witney Market Square c. 1.4 miles / Oxford c. 11.6 miles / Hanborough Rail Station c. 5 miles

Situated on the popular 'Madley Park' development and offered For Sale with NO ONWARD CHAIN, a 2 bedroom terrace house with a garage and parking space. The accommodation benefits from both gas fired (radiator) central heating and double glazing and includes a downstairs cloakroom, a living room with French door to the garden, a kitchen which has been tastefully re-fitted in recent years and both an en-suite shower room and family bathroom. An enclosed, low-maintenance garden is found to the rear. EPC Rating: 70/C

THOMAS  
MERRIFIELD

SALES LETTINGS

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

t. 01993 772000

Price £310,000

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



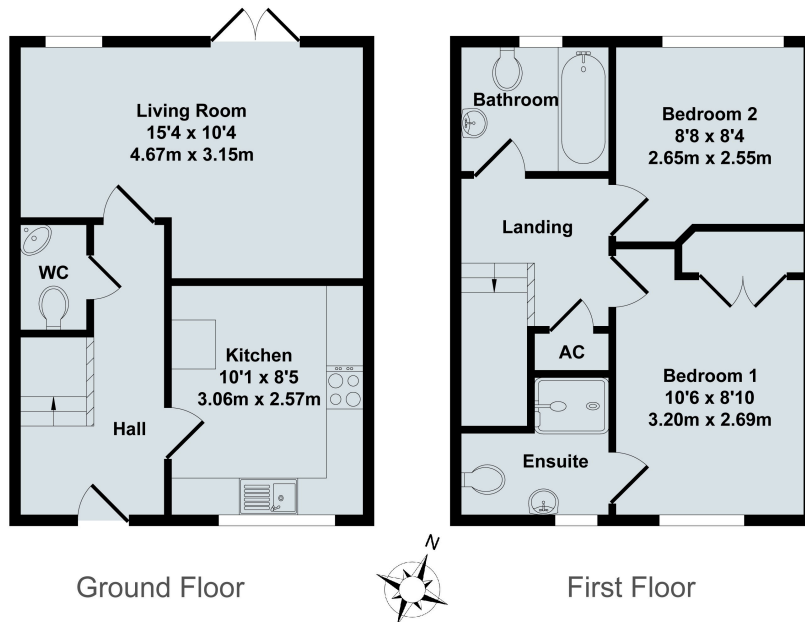


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- Hall and Cloakroom
- Living Room with Door to Garden
- Refitted Kitchen
- Two Bedrooms
- Bathroom and En-Suite
- Low Maintenance Garden.
- Parking Space (in front of Garage)
- Garage in Block
- Gas CH and Double Glazing
- NO ONWARD CHAIN

### Directions

Leave Witney Town Centre via Bridge Street and proceed over the mini-roundabouts onto Woodgreen (which becomes Woodstock Road). After about half a mile turn right into Harvest Way and take the 2nd right turn into Lavender View. Continue along until this road becomes Pine Rise, where number 6 is found on the right hand side marked by a Thomas Merrifield For Sale Board. 10F24



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Total Approx. Floor Area 640 Sq.Ft. (59.50 Sq.M.)

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

### Local Authority:

WODC Council Tax Band: C  
Current EPC Rating: 70/C

### 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

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