



51 Brize Norton Road, Minster Lovell OX29 0SG

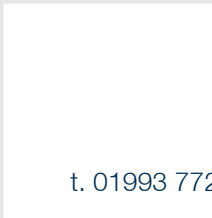
Draft details - may be subject to alterations.

A mature 3 bedroom detached bungalow set in large grounds, with plenty of driveway parking to the front, side and rear. The property is centrally set in its own plot, with gated access to the front and side and includes a very large garage/workshop; ideal for a home business or workshop, and a storage outbuilding to the rear. This property requires updating and offers potential to extend and improve - subject to planning permission. Available for sale with no onward chain.



SALES LETTINGS

e. witney@thomasmerrifield.co.uk



t. 01993 772000

Price £600,000

www.thomasmerrifield.co.uk

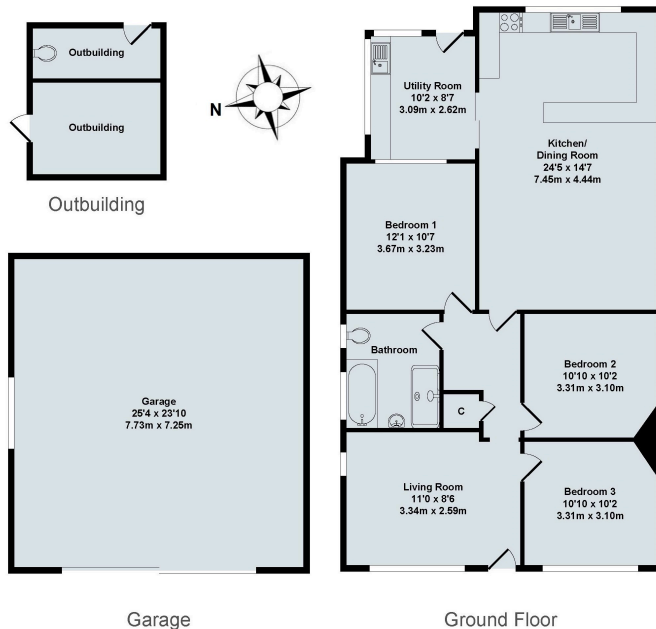


51 Brize Norton Road, Minster Lovell, Oxfordshire OX29 0SG

- Living Room
- Kitchen/Dining Room
- Utility Room
- 3 Bedrooms
- Bathroom
- Double Glazing
- Oil Central Heating
- Large Driveway Parking To The Front
- Further Parking To The Side & Rear
- Large Garage/Workshop

Directions

Leave Witney via Burford Road. On entering Minster Lovell, turn left into Brize Norton Road. Follow this road along and number 51 is found after a distance on the left hand side. 20H24



51 Brize Norton Road
Total Approx. Floor Area 1846 Sq.Ft. (171.50 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

Local Authority:

WODC Tax Band D / EPC Rating: 51/E

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.