



312 Thorney Leys, Witney OX28 5PB

Distances- Witney Market Square c. 1.9 miles / Oxford c. 12.8 miles/ Hanborough Rail Station c. 8.3 miles

Pleasantly situated in a cul-de-sac, overlooking an area of green to the front, a well presented 2 bedroom semi-detached house. The accommodation benefits from both gas central heating and double glazing and includes a living/dining room, kitchen and a first floor bathroom. There are appealing gardens and the further advantages of a garage plus a spacious driveway (found to the side), which provides parking for at least 2 vehicles. Schools and other local facilities are within easy reach.

**THOMAS
MERRIFIELD**

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

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Price £319,950

www.thomasmerrifield.co.uk

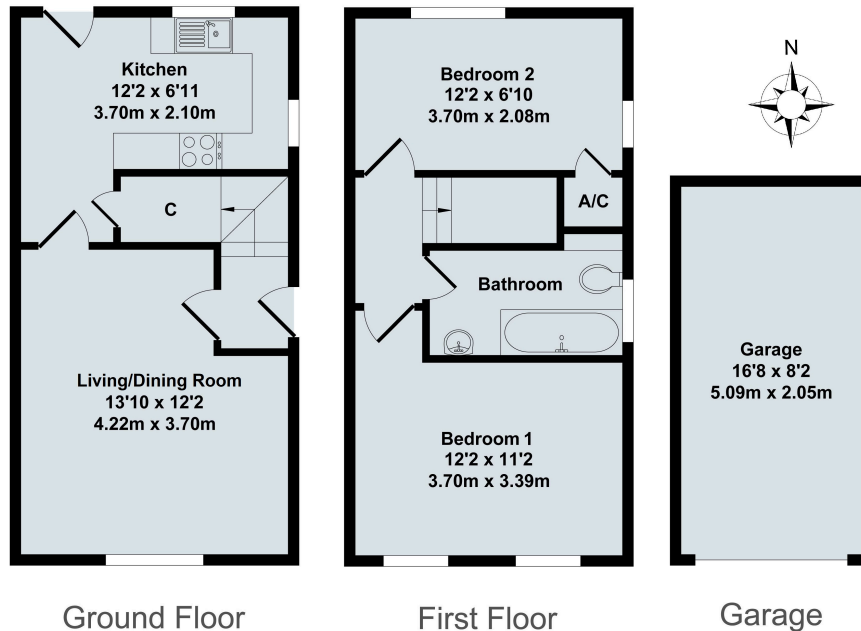


312 Thorney Leys, Witney, Oxfordshire OX28 5PB

- Entrance Hall
- Living/Dining Room
- Kitchen
- 2 Bedrooms
- First Floor Bathroom
- Double Glazing & GCH
- Appealing Gardens
- Garage
- Driveway Parking For c. 2 Vehicles
- Overlooking Green To The Front

Directions

Leave Witney Market Square in a westerly direction along Corn Street and take the second exit off the roundabout onto Curbridge Road. At the next roundabout, take the first exit (left) and then turn second left into Thorney Leys. Follow the signs to number 312 - the property is marked by a Thomas Merrifield For Sale Board. 19H24



312 Thorney Leys, Witney

Total Approx. Floor Area 729 Sq.Ft. (67.70 Sq.M.)

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

Local Authority:

WODC Tax Band C / EPC Rating: 67/D

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Tenure:

Freehold

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

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