



7 Hoyle Close, Witney OX28 1JD

Draft details - may be subject to alterations. Distances - Witney, Market Square c. 1.3 miles / Oxford c. 12 miles / Hanborough Train Station c. 6.4 miles

A well presented, 3 bedroom semi-detached house, tucked away in the corner of this pleasant cul-de-sac and with good size, appealing gardens. The accommodation benefits from gas central heating and double glazing and features a downstairs cloakroom, study, living room, kitchen/dining room, conservatory and a family bathroom. There is the further advantage of a garage, plus driveway parking for c. 2 vehicles.

**THOMAS
MERRIFIELD**

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Offers In Excess Of £400,000

www.thomasmerrifield.co.uk

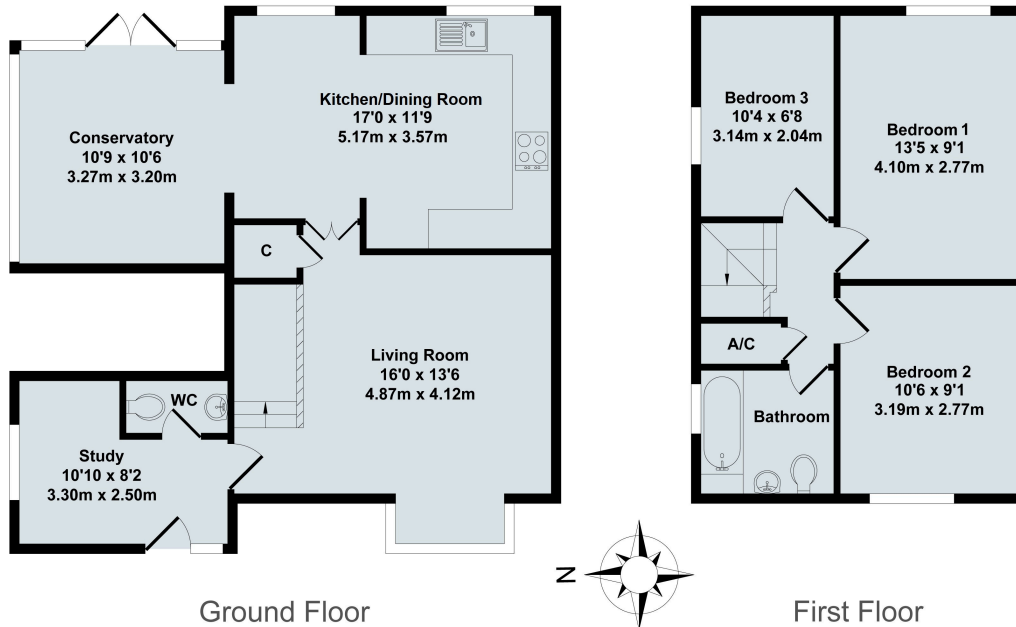


7 Hoyle Close, Witney, Oxfordshire OX28 1JD

- Entrance Hall/Study
- Downstairs Cloakroom
- Living Room
- Kitchen/Dining Room
- Conservatory
- 3 Bedrooms
- Bathroom
- Double Glazing & GCH
- Good Size Appealing Gardens
- Garage & Driveway Parking

Directions

Leave Witney town centre via High Street & Bridge Street. At the double mini roundabouts turn left (first exit) onto West End. Turn right at the mini roundabout onto Hailey Road and then second left into Schofield Avenue. Turn third left into Hoyle Close and number 7 is found on the left hand side, marked by a Thomas Merrifield For Sale Board. 27124



7 Hoyle Close, Witney
 Total Approx. Floor Area 986 Sq.Ft. (91.60 Sq.M.)
 All items illustrated on this plan are included in the "Total Approx Floor Area"

Local Authority:

WODC Tax Band D. EPC Rating: 66/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.