



37 Schofield Avenue, Witney OX28 1JR

Draft details - may be subject to alterations. Distances - Witney, Market Square c. 1.3 miles / Oxford c. 11.8 miles / Hanborough Train Station c. 6.2 miles

An extended 3 bedroom semi-detached house occupying a corner position, with gardens and driveway parking for up to 4 vehicles. The property has recently undergone a programme of updating works with pleasing results, and there is planning permission to construct a first floor extension to create a 4th bedroom with an ensuite shower room. The accommodation benefits from both gas central heating and double glazing and includes 2 separate reception rooms, a good size kitchen/dining room, a utility room, and a ground floor shower room plus a first floor bathroom.

**THOMAS
MERRIFIELD**

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Offers In Excess Of £400,000

www.thomasmerrifield.co.uk

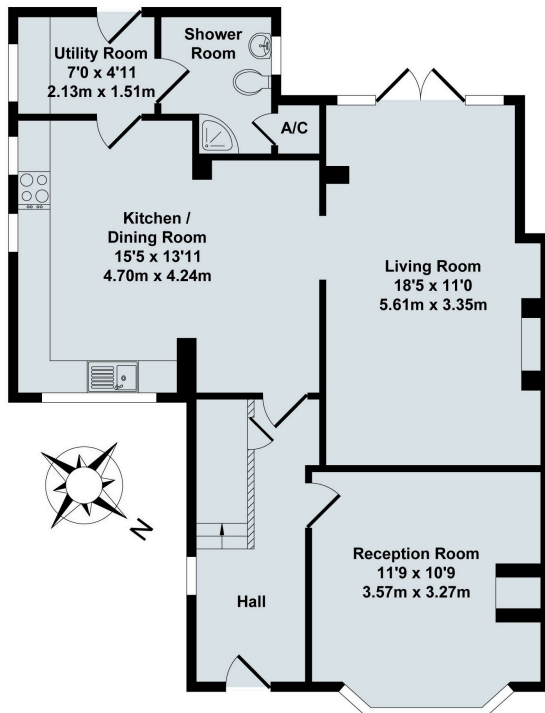


37 Schofield Avenue, Witney, Oxfordshire OX28 1JR

- Entrance Hall
- 2 Separate Reception Rooms
- Good Size Refitted Kitchen/Dining Room
- Utility Room
- Shower Room & Bathroom
- 3 Bedrooms
- Planning Consent For 4th Bedroom
- Double Glazing & GCH
- Corner Position With Ample Parking
- Front & Rear Gardens

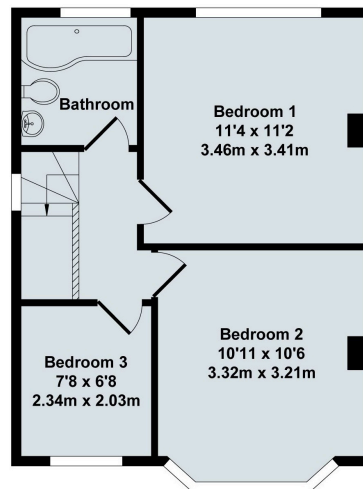
Directions

Leave Witney town centre via High Street and Bridge Street and turn left (first exit) at the double mini roundabouts onto West End. At the next mini roundabout turn right (second exit) onto Hailey Road and then second left into Schofield Avenue. Turn left and number 37 is found immediately on the right hand side. Marked by a Thomas Merrifield For Sale Board. 12K24



Ground Floor

37 Schofield Avenue, Witney
Total Approx. Floor Area 1115 Sq.Ft. (103.60 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"



First Floor

Local Authority:

WODC Tax Band D / EPC Rating: 47/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.