



9 Wenrisc Drive, Minster Lovell OX29 0SP

Distances - Witney, Market Square c. 3.3 miles / Oxford c. 15.4 miles / Hanborough Train Station c. 8.7 miles

Situated in this popular village, a well maintained and nicely presented 2 bedroom semi-detached bungalow with a garage and ample driveway parking. The accommodation benefits from both gas central heating (new boiler in 2021) and double glazing and includes a good size living/dining room, a recently refitted kitchen and a shower room. Both bedrooms are of good proportions. There is the further advantage of a pleasant garden, which is found to the rear.

**THOMAS
MERRIFIELD**

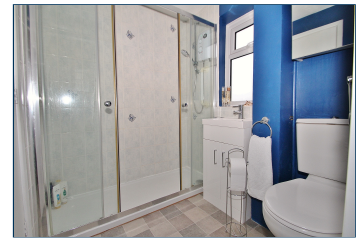
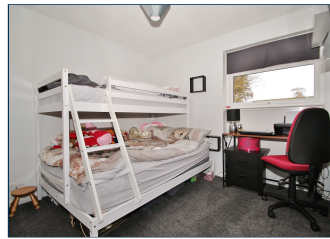
SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £325,000

www.thomasmerrifield.co.uk



9 Wenrisc Drive, Minster Lovell, Oxfordshire OX29 0SP

- Entrance Hall
- Living/Dining Room
- Kitchen
- 2 Good Size Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Garage
- Ample Driveway Parking
- Southerly Facing Garden

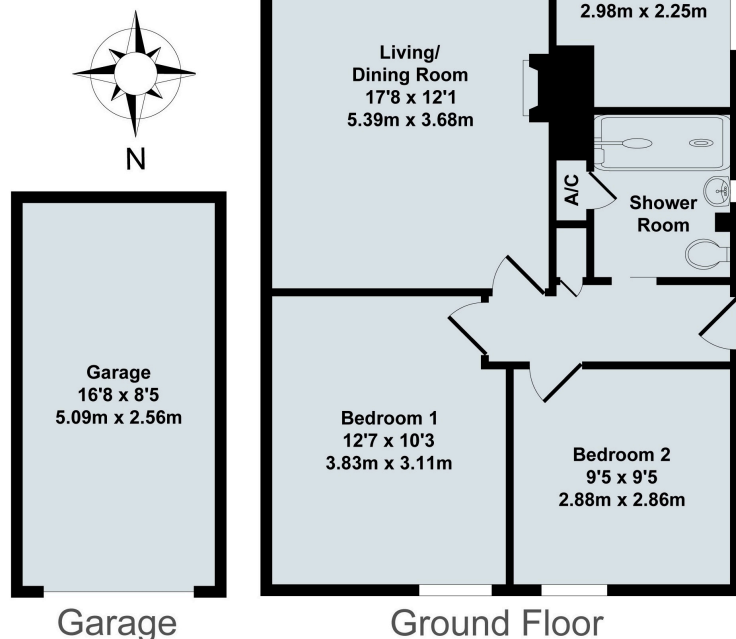
All mains services. Ultrafast broadband available. Mobile & Data: EE, Three- Limited coverage indoors.

04D25

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Total Approx. Floor Area 753 Sq.Ft. (70.0 Sq.M.)

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



Local Authority:

WODC Tax Band C / EPC Rating: 60/D

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Tenure:

Freehold

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

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