



## 173 Wroslyn Road, Freeland OX29 8AL

Distances - Witney, Market Square c. 5.4 miles / Hanborough Train Station c. 2.4 miles / Oxford c. 10.5 miles

Situated in this highly regarded village and offered 'For Sale' with NO ONWARD CHAIN, a mature non-estate 2 bedroom detached bungalow. The accommodation benefits from oil fired central heating and includes an entrance hall, a living/dining room, a kitchen, double bedrooms, a shower room, and a separate WC. There are established gardens, found mainly to the front and side, and furthermore there is the significant advantage of a garage, which is located to the rear. Some updating works are required.

**THOMAS  
MERRIFIELD**

SALES LETTINGS

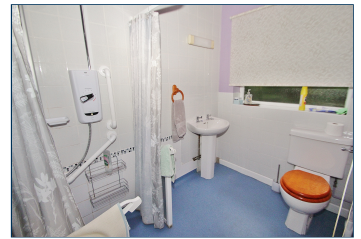
e. [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

t. 01993 772000

**Price £375,000**

[www.thomasmerrifield.co.uk](http://www.thomasmerrifield.co.uk)





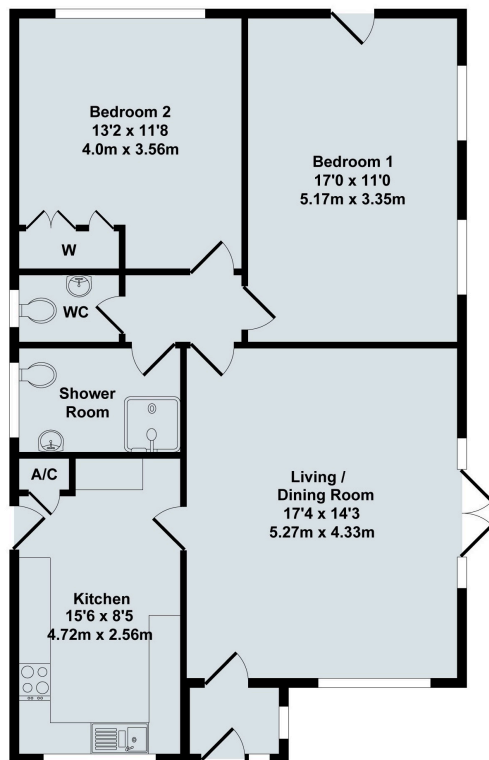
## 173 Wroslyn Road, Freeland, Oxfordshire OX29 8AL

- Entrance Hall
- Good Size Living/Dining Room
- Kitchen
- 2 Double Bedrooms
- Shower Room & Separate WC
- Garage To The Rear
- Established Garden
- Non-Estate Position
- Highly Regarded Village
- No Onward Chain

### Directions

All mains services, except gas. Ultrafast broadband available. Mobile & data: EE- Limited coverage.

24B25



**173 Wroslyn Road, Freeland, Witney**  
Total Approx. Floor Area 829 Sq.Ft. (77.0 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"



### Local Authority:

WODC Tax D / EPC Rating: 55/D

### Contact:

52 Market Square, Witney,  
Oxfordshire, OX28 6AF

### Tenure:

Freehold

Tel: 01993 772000

Email: [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

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Thomas Merrifield for themselves and their clients give notice that:-

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