



## 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 with potential to extend and improve. The accommodation benefits from oil fired central heating and includes an entrance hall, a living/dining room, a kitchen, 2 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 and driveway parking. Some updating works are required. NB.

Cracking has been noted in some walls and the vendors have commissioned their own survey. The report is now available for prospective purchasers to see, for information only.

THOMAS  
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SALES LETTINGS

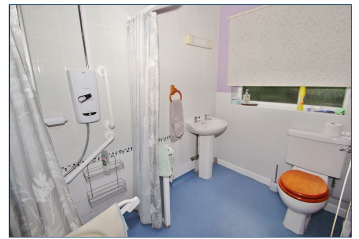
e. [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

t. 01993 772000

Price £350,000

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



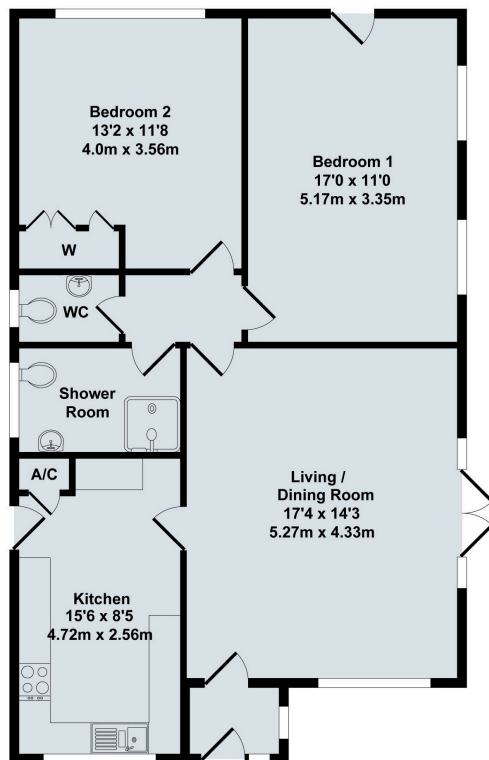


## 173 Wroslyn Road, Freeland, Oxfordshire OX29 8AL

- 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

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

Please note this is a property built before 2000, and as such it is possible that some building materials for example Artex may contain asbestos.  
03J25



**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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