



## 23 Manor Road, Ducklington OX29 7YD

Draft details - may be subject to alterations. Distances - Witney, Market Square c. 1.9 miles / Oxford c. 12.3 miles / Hanborough Train Station c. 7.7 miles  
A tastefully extended detached bungalow offered 'For Sale' with NO ONWARD CHAIN and pleasantly situated in this highly regarded village, a short distance from the thriving market town of Witney. The accommodation is well presented and includes an impressive, enlarged living room with windows of striking design, a kitchen/breakfast room with conservatory leading off, 2 good double bedrooms and a nicely refitted shower room. Gas central heating is installed and double glazing is fitted. There are mature gardens to front and rear, the latter having an easterly aspect, and the further advantage of a garage plus driveway parking.



SALES LETTINGS

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

t. 01993 772000

Offers in Excess of £400,000

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

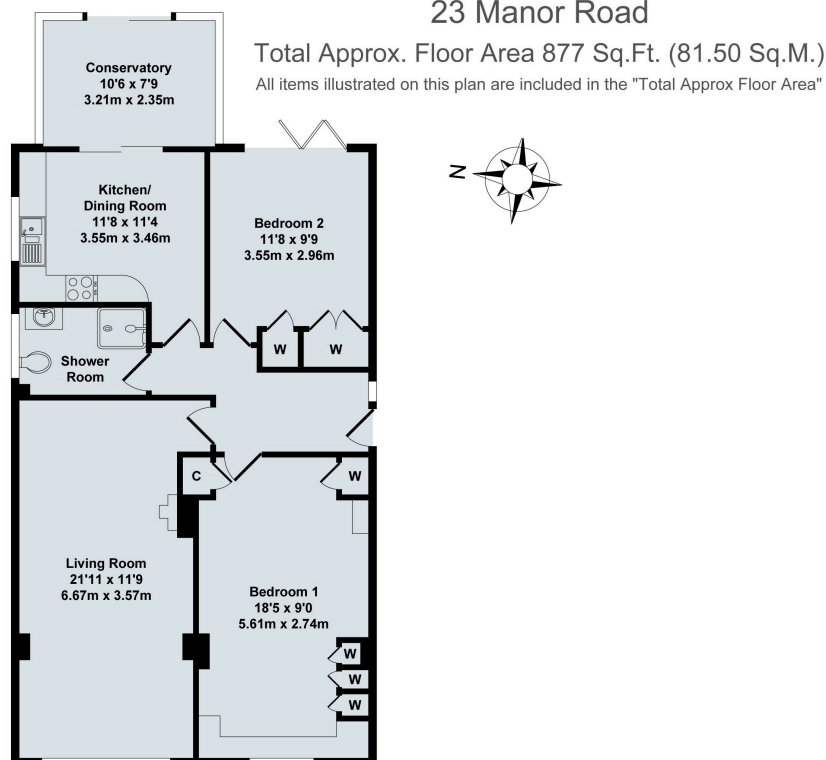




## 23 Manor Road, Ducklington, Oxfordshire OX29 7YD

- Entrance Hall
- Enlarged Impressive Living Room
- Kitchen
- Conservatory
- 2 Double Bedrooms
- Refitted Shower Room
- Double Glazing & GCH
- Garage & Driveway Parking
- Mature Front & Rear Gardens
- No Onward Chain

All mains services. Ultrafast broadband available. Mobile & data: EE, THREE, Vodafone-Limited coverage.  
28E25



### Local Authority:

WODC Tax Band C / EPC Rating: 71/C

### Contact:

52 Market Square, Witney,  
Oxfordshire, OX28 6AF

### Tenure:

Freehold

Tel: 01993 772000

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

### Important Notice

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

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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.
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