

20 Grangers Place, Witney OX28 4BS

Draft details - may be subject to alterations.

A modern 3-storey 3 bedroom town house, situated in this sought after town centre private development in Witney. The property is presented in excellent condition throughout and provides attractive and spacious accommodation to include an entrance hall, living room and kitchen/dining room with doors to the rear garden. On the first floor there are 2 bedrooms and a family bathroom, and a very appealing main bedroom suite with a dressing area and an ensuite shower room on the second floor. There is a good size rear garden, and the added benefit of a garage and parking.

**THOMAS
MERRIFIELD**

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £375,000

www.thomasmerrifield.co.uk



20 Grangers Place, Witney, Oxfordshire OX28 4BS

- Entrance Hall
- Living Room
- Kitchen/Dining Room
- 3 Bedrooms
- Dressing Room
- Ensuite & Family Bathroom
- Double Glazing & GCH
- Garage & Parking
- Garden
- Close To The Town Centre

Directions

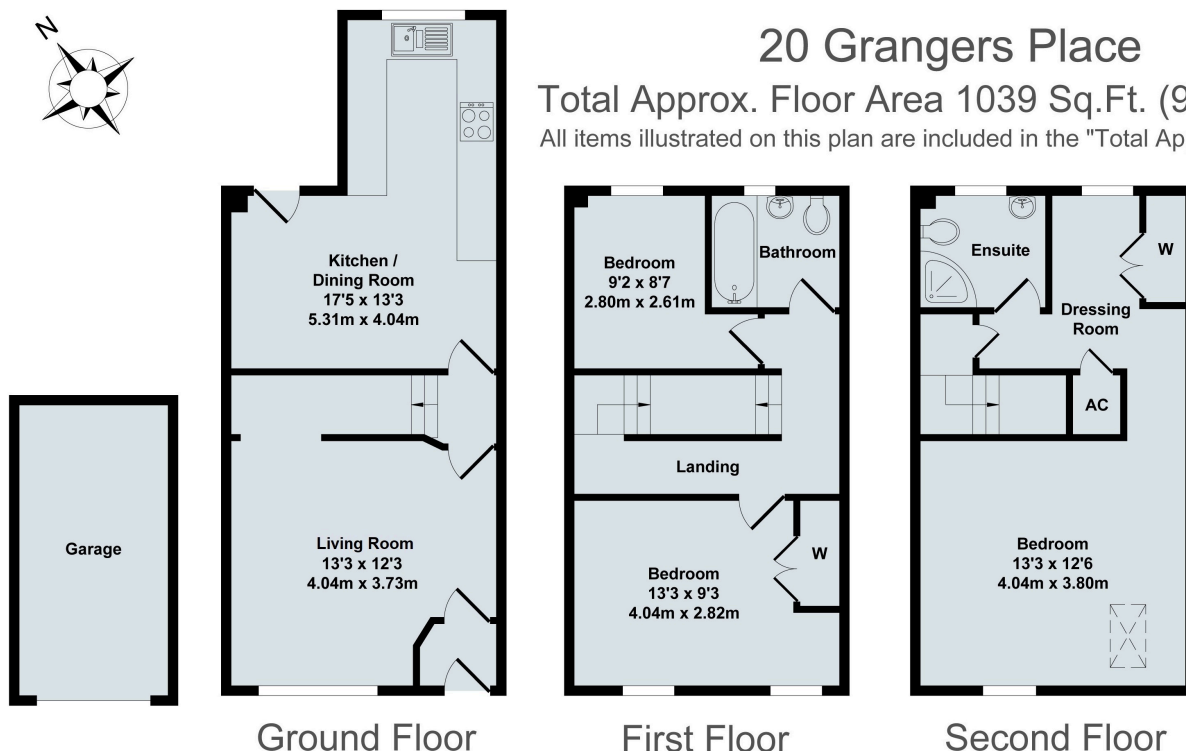
Leave our office in Market Square and proceed along Langdale Gate, turning left at the traffic lights onto Witan Way. Follow this road along to the traffic lights, turning right onto High Street. Proceed over the roundabout onto Bridge Street. The entrance to Grangers Place is found on the left hand side. Proceed straight ahead and number 20 is found on the right hand side. 17G25



20 Grangers Place

Total Approx. Floor Area 1039 Sq.Ft. (96.5 Sq.M.)

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



Local Authority:

WODC Tax Band D / EPC Rating: 77/C

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Tenure:

Freehold - Estate Charge £560 per annum

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.