



17 Broadway Close, Witney OX28 5GG

Distances - Witney, Market Square c. 1.6 miles . Oxford c. 13.6 miles . Hanborough Train Station c. 7.1 miles

Favourably situated in a cul-de-sac, a 3 bedroom Town House with generous accommodation over 3 storeys and the significant advantage of an integral garage, with potential to convert (subject to planning permission). Gas central heating is installed and the living space includes a kitchen/family room and a large first floor living room. In addition to the bathroom, there is a ground floor cloakroom.

There is the further benefit of parking to the front for 2 vehicles and a pleasant, good size garden to the rear. NO ONWARD CHAIN.

**THOMAS
MERRIFIELD**

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £365,000

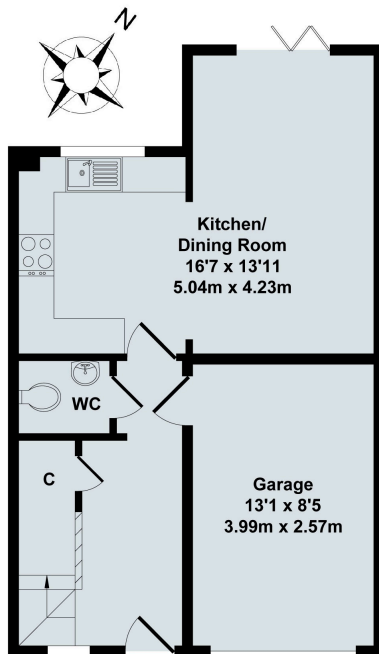
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17 Broadway Close, Witney, Oxfordshire OX28 5GG

- Entrance Hall & Cloakroom
- Kitchen/Family Room
- First Floor Living Room
- 3 Good Size Bedrooms
- Bathroom
- Integral Garage
- Driveway Parking For 2 Vehicles
- Good Size Pleasant Garden
- Gas Central Heating
- No Onward Chain

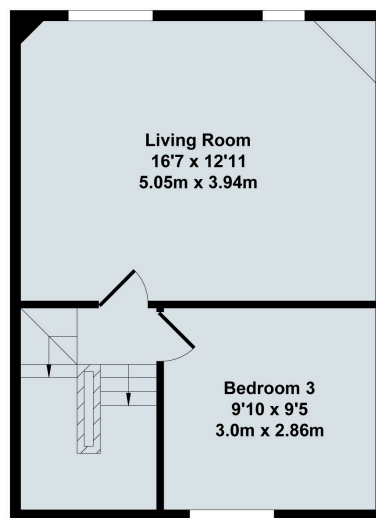
All mains services. Ultrafast broadband available. Mobile & data: O2, Vodafone- Likely. 12F25



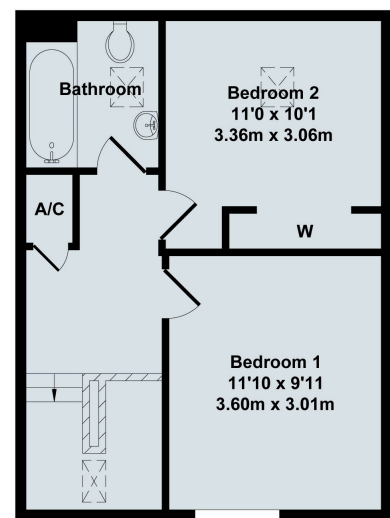
Ground Floor

17 Broadway Close

Total Approx. Floor Area 1168 Sq.Ft. (108.50 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"



First Floor



Second Floor

Local Authority:

WODC Tax Band D / EPC Rating: 73/C

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Tenure:

Freehold

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

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