



162 Newland, Witney OX28 3JH

Distances - Witney, Market Square c. 1.2 miles (0.7 miles on foot) / Oxford c. 11 miles / Hanborough Train Station c. 5.8 miles
Tucked away off the main street and offered 'For Sale' with NO ONWARD CHAIN, a 1 bedroom semi-detached cottage with its own garden/parking area. The accommodation benefits from gas central heating and comprises of an open plan living room/kitchen and, on the first floor, the bedroom and a shower room. Witney town centre amenities are within easy reach. The cottage does now require some updating works.



SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £230,000

www.thomasmerrifield.co.uk



162 Newland, Witney, Oxfordshire OX28 3JH

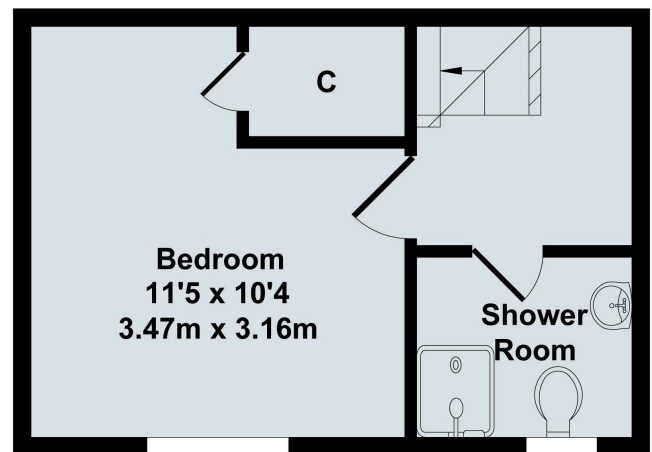
- Living Room/Kitchen Area
- Bedroom
- First Floor Shower Room
- Character Cottage
- Updating Required
- Gas Central Heating
- Tucked Away Off Main Street
- Garden/Parking Area
- Well Placed For Town Centre
- No Onward Chain

All mains services. Broadband: Ultrafast available. Mobile & data: O2 Likely (data limited).

24C25



Ground Floor



First Floor



162 Newland, Witney, OX28 3JH

Total Approx. Floor Area 380 Sq.Ft. (35.30 Sq.M.)

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

Local Authority:

WODC Tax Band: B / EPC Rating: 57/D

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Tenure:

Freehold

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.