



## 21 Grangers Place, Witney OX28 4BS

Draft details - may be subject to alterations. Distances - Witney, Market Square c. 0.5 miles / Long Hanborough Train Station c. 5.7 miles / Oxford c. 11.5 miles

Tucked away in a select cul-de-sac in the town centre, an extended, 3 storey end of terrace house offered 'For Sale' with NO ONWARD CHAIN. The accommodation benefits from both gas central heating (new boiler 2021) and double glazing (some windows upgraded in 2022) and features an entrance hall, living room and large kitchen/dining room on the ground floor and, on the upper floors, 3 bedrooms and a family bathroom. The top floor master bedroom boasts both a dressing area and an ensuite shower room. There is the further advantage of a garage (in a nearby block) plus 2 parking spaces and a good size rear garden.

THOMAS  
MERRIFIELD

SALES LETTINGS

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t. 01993 772000

Price £395,000

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

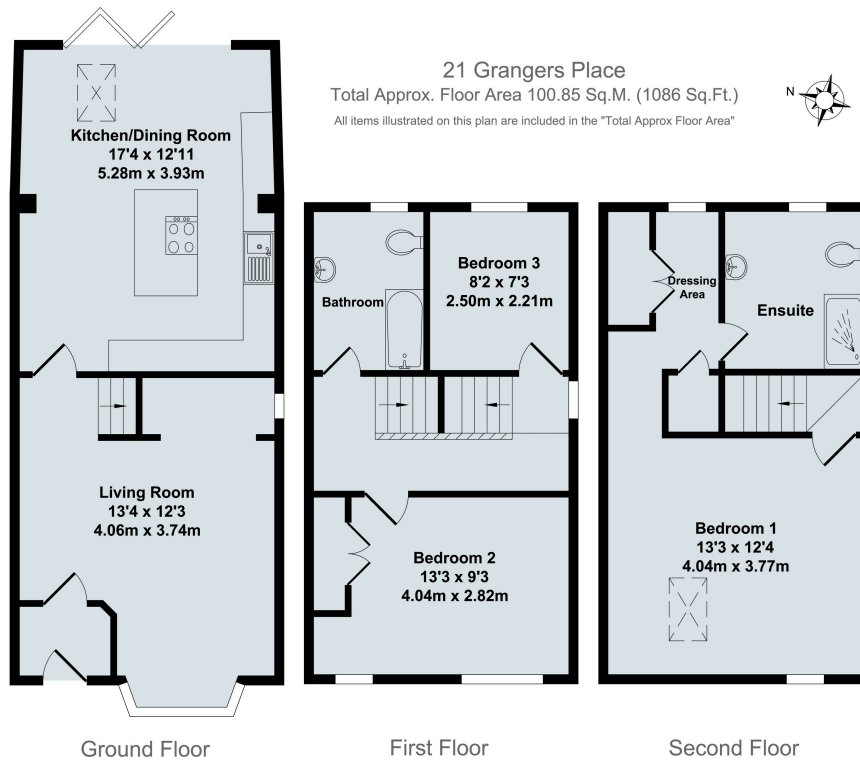




## 21 Grangers Place, Witney OX28 4BS

- Entrance Hall & Living Room
- Large Kitchen/Dining Room
- 3 Bedrooms
- Ensuite & Dressing Area
- Family Bathroom
- Double Glazing & GCH
- Good Size Pleasant Garden
- Garage & 2 Parking Spaces
- Town Centre Cul-De-Sac
- No Onward Chain

All mains services. Flood Risk- From rivers and sea: High. From surface water: Very low. Ultrafast broadband available. Mobile & data: Vodafone- 'Likely'. 05A26



### Local Authority:

WODC Tax Band E / EPC Rating: 74/C.  
Current Estate Charge: £416 per annum.

### 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

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