



## 23 Dene Rise, Witney OX28 6LU

Draft details - may be subject to alterations. Distances - Witney, Market Square c. 0.7 miles / Oxford c. 12.5 miles / Hanborough Train Station c. 6.4 miles. Well placed for access to the town centre in a no-through road and offered 'For Sale' with NO ONWARD CHAIN, a 3 bedroom link-detached bungalow with an attached garage and driveway parking. The accommodation benefits from gas central heating and includes a good size living room, a kitchen, bathroom and separate WC. There are gardens, which are found mainly to the rear. All mains services. Ultrafast broadband available. Mobile & data: O2 'likely' (data: 'limited').



SALES LETTINGS

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

t. 01993 772000

Price £425,000

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



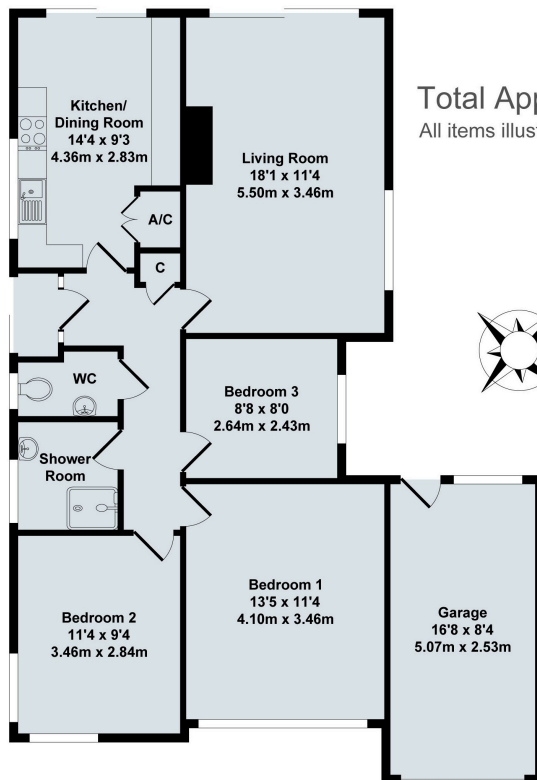


## 23 Dene Rise, Witney, Oxfordshire OX28 6LU

- Entrance Hall
- Living Room
- Kitchen
- 3 Bedrooms
- Shower Room & Separate WC
- Gas Central Heating
- Gardens
- Driveway Parking
- Attached Garage
- No Onward Chain

### Directions

Proceed in a westerly direction along Corn Street, taking the fourth exit off the roundabout onto Welch Way. Turn almost immediately left into Moorland Road and bear left. Take the right turn into Dene Rise and number 23 is marked by a Thomas Merrifield For Sale Board. 07D25



### 23 Dene Rise, Witney

Total Approx. Floor Area 968 Sq.Ft. (89.90 Sq.M.)

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

### Local Authority:

WODC Tax Band D / EPC Rating: 47/E

### 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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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.
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