



20 New Yatt Road  
Witney, Oxfordshire OX28 1NZ



## 20 New Yatt Road, Witney, Oxfordshire OX28 1NZ

A very appealing 3 bedroom detached house, situated in this sought after tree-lined location close to Woodgreen. The property is set in mature gardens, and offers spacious and light rooms throughout with an entrance hall, cloakroom, double aspect living room, separate dining room and a kitchen, together with 3 good size bedrooms, a bathroom, double glazed windows and oil central heating. There is the added benefit of a garage, driveway parking and private enclosed gardens. Available for sale with no onward chain.

Additional information to note :

- Ofcom Checker indicates that standard, superfast and ultrafast broadband is available at the property.
- According to Ofcom voice and data indoors is limited with EE, limited with Three, limited with O2 and limited with Vodafone. Voice and data outdoors is likely with all networks.

### Directions

Leave our office in Market Square and proceed along Langdale Gate, turning left at the roundabout onto Witan Way. Follow this road along to the traffic lights, turning right onto High Street. Proceed straight over the roundabout onto Bridge Street. Proceed straight over the double mini roundabout onto Woodstock Road. Take the first turning on the left into Woodgreen and follow the road along onto New Yatt Road. The property is found after a distance on the right hand side.

Draft details - may be subject to alterations. 11D25







#### GROUND FLOOR

Entrance Hall  
Cloakroom  
Living Room  
Dining Room  
Kitchen

Double Glazing  
Oil Central Heating

#### OUTSIDE

Front Garden  
Driveway Parking  
Garage  
Good Size Private Rear Garden

#### FIRST FLOOR

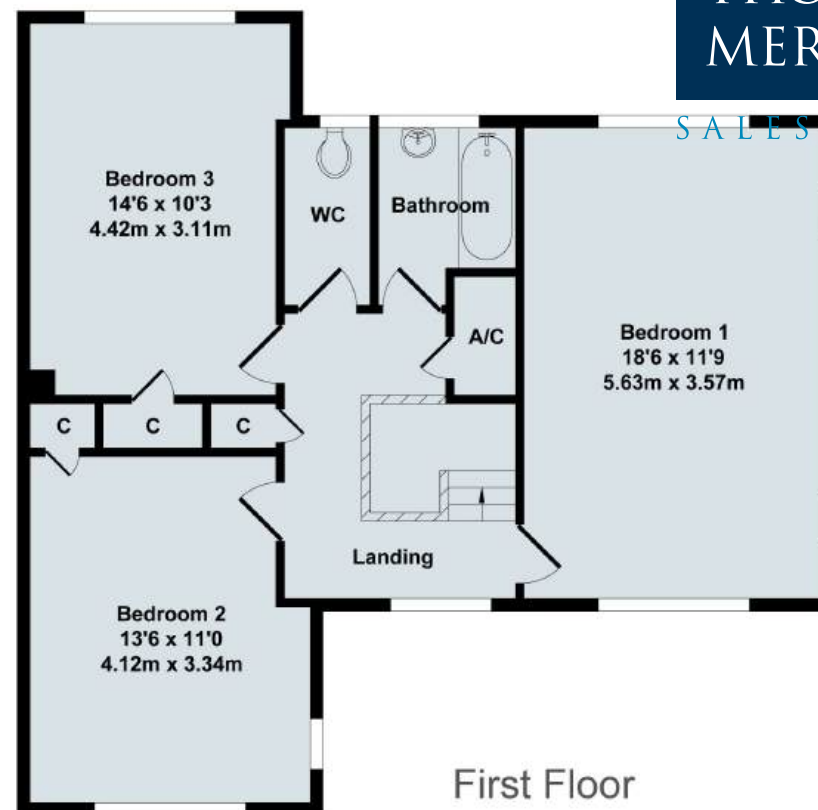
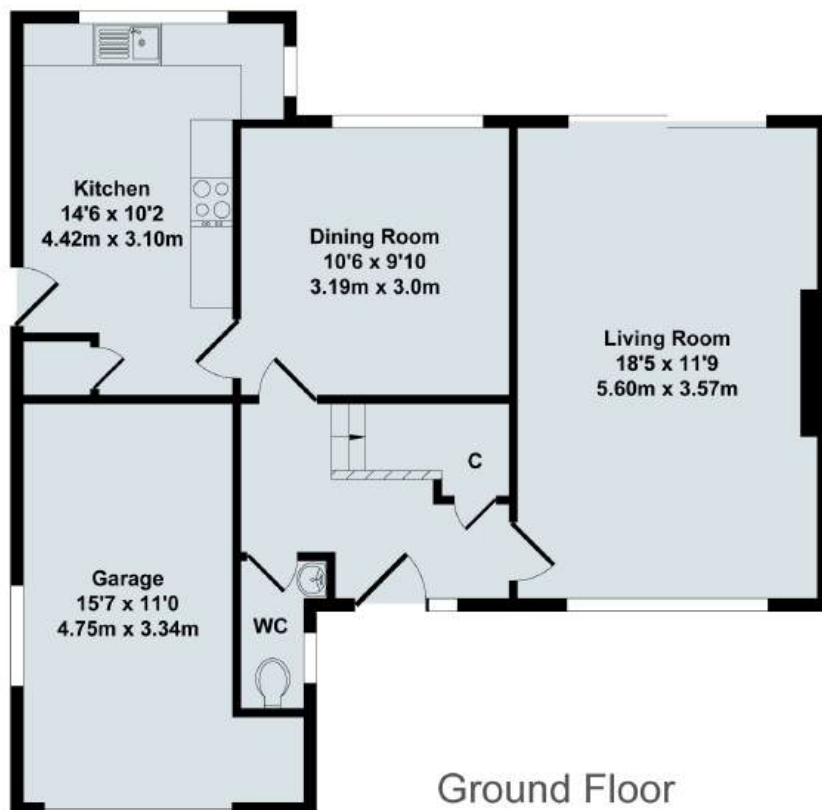
Landing  
3 Bedrooms  
Bathroom

All mains services are connected to the property with the exception of gas.

**Offers In Excess of £650,000 Freehold  
WODC Tax Band D / EPC Rating: 48/E**







Ground Floor

First Floor

## 20 New Yatt Road, Witney

Total Approx. Floor Area 1397 Sq.Ft. (129.80 Sq.M.)

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



### Contact:

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