



## 35a Moorland Road, Witney, Oxfordshire OX28 6LS

Distances: Witney Market Square c. 0.5 miles / Oxford c. 13.6 miles / Hanborough Rail Station c. 7.2 miles

Very conveniently located, within easy walking distance of the Town Centre amenities, a one bedroom end of terrace house offered 'For Sale' with NO ONWARD CHAIN. The accommodation benefits from both electric heating and double glazing and comprises of a living room, kitchen, utility, a double bedroom and a first floor bathroom. There are gardens areas to front and rear. There is space to park a car, but no dropped curb. EPC Rating: 58/D.

All mains services, except Gas. Broadband speed: Ultrafast. Mobile & Data: EE, Three, O2, Vodafone.



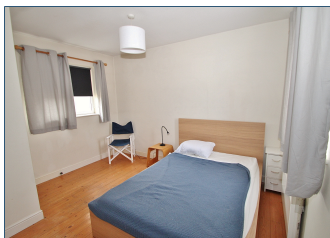
SALES LETTINGS

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

t. 01993 772000

Price £225,000

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



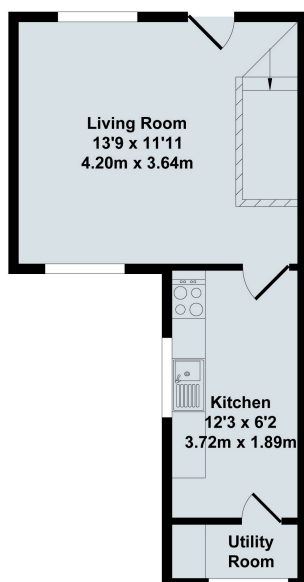
## 35a Moorland Road, Witney, Oxfordshire OX28 6LS

- Living Room
- Kitchen
- Small Utility room
- Double Bedroom
- First Floor Bathroom
- Garden to Rear
- Space to Park (No Dropped Curb)
- Double Glazing
- Electric Heating
- NO ONWARD CHAIN

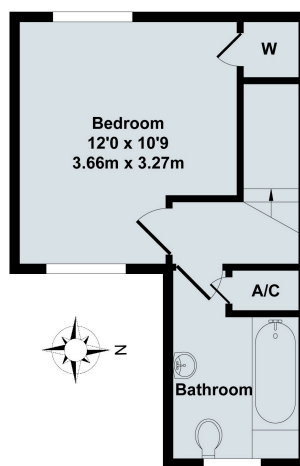
### Directions

From Witney Market Square proceed West along Corn Street and turn right into Holloway Road. At the end turn left and then immediately right into Moorland Road. Number 35a is found after a short distance on the left hand side.

23D25



Ground Floor



First Floor

## 35A Moorland Road, Witney

Total Approx. Floor Area 484 Sq.Ft. (45.0 Sq.M.)

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

### Local Authority:

WODC Council Tax Band: B  
Current EPC Rating: 58/D

### 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.

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.