



56 Farmers Close, Witney OX28 1NP

Distances: Witney Market Square c. 1.3 miles (nearer on foot) / Oxford c. 12.7 miles / Hanborough Rail Station c. 5.8 miles

A well presented and nicely maintained, 3 bedroom link-detached house with a garage, which is located to the rear. The accommodation benefits from both gas central heating and double glazing and features a downstairs cloakroom, an open plan, double aspect living/dining room, kitchen, and a first floor bathroom. The garden is pleasant and enjoys a southerly aspect. The property is also conveniently placed for schools and other local amenities, being situated on the woodgreen edge of the development, with a footpath providing a useful shortcut.

**THOMAS
MERRIFIELD**

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Guide Price £350,000

www.thomasmerrifield.co.uk

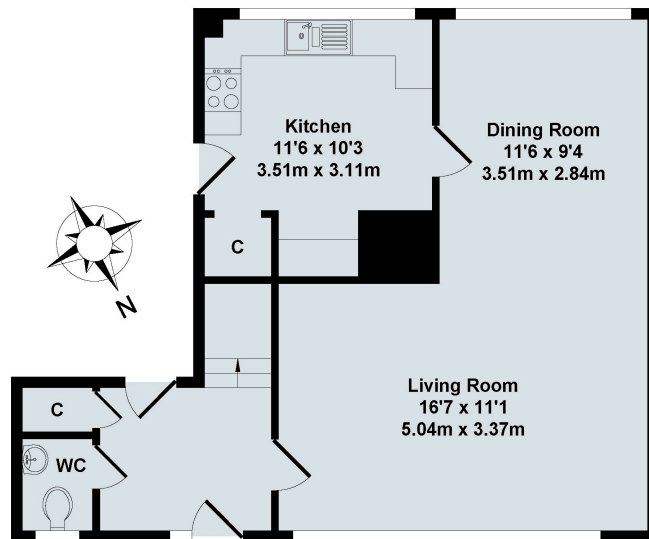


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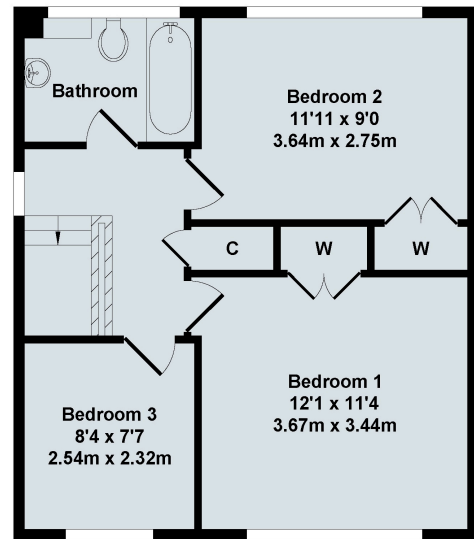
- Entrance Hall
- Cloakroom
- Living/Dining Room
- Kitchen
- 3 Bedrooms & Bathroom

- Conveniently Situated For Amenities
- Pleasant Gardens (southerly facing rear)
- Garage (with power)
- Gas Central Heating
- Double Glazing

All mains services. Ultrafast broadband available. Mobile & data: EE, Three, O2, Vodafone- 'Limited' coverage.
29D25



Ground Floor



First Floor

56 Farmers Close, Witney, OX28 1NP
Total Approx. Floor Area 961 Sq.Ft. (89.30 Sq.M.)
 All items illustrated on this plan are included in the "Total Approx Floor Area"

Local Authority:
 Council Band C. EPC Rating: 70/C.

Contact:
 52 Market Square, Witney,
 Oxfordshire, OX28 6AF

Tenure:
 Freehold

Tel: 01993 772000
Email: witney@thomasmerrifield.co.uk

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