



## 14 Painswick Close, Witney OX28 5FX

Draft details - may be subject to alterations.

A 1 bedroom detached coach house, situated in a cul de sac position on the popular Deer Park development. The property is extremely well presented having been improved by the owner and includes an open plan living space finished to a contemporary style, and a bedroom, bathroom, double glazing and gas central heating, together with a garage which has been separated into 2 areas, and parking. An excellent first purchase or investment opportunity.

**THOMAS  
MERRIFIELD**

SALES LETTINGS

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t. 01993 772000

**Price £230,000**

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

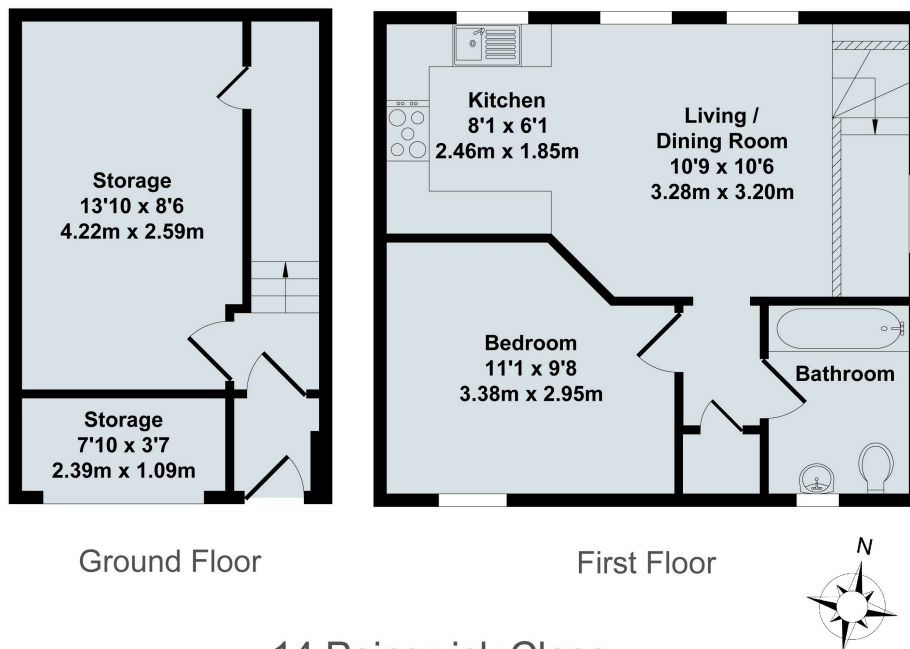




## 14 Painswick Close, Witney, Oxfordshire OX28 5FX

- Entrance Hall
- Living/Dining/Kitchen
- Bedroom
- Bathroom
- Double Glazing
- Gas Central Heating
- Garage (split & currently storage only)
- Parking

All mains services are connected.  
Broadband speeds available - Ultrafast is available  
Mobile & Data Signals - Outdoor likely for EE, Vodafone, O2 & Three  
Indoor likely for O2, limited for Vodafone



### 14 Painswick Close

Total Approx. Floor Area 571 Sq.Ft. (53.0 Sq.M.)

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

#### Local Authority:

WODC Tax Band B / EPC Rating: 69/C

#### Contact:

52 Market Square, Witney,  
Oxfordshire, OX28 6AF

#### Tenure:

Freehold

Tel: 01993 772000

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

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