

## 126 Manor Road, Witney OX28 3SS

Draft details - may be subject to alterations.

A stylish 1 bedroom first floor apartment with its own front door and a private sunny garden. NO SERVICES CHARGES. NO GROUND RENT. The property is situated in the popular Cogges area of Witney, close to shops and local amenities, and a short walk to the town centre via Langel Common. The accommodation has been improved by the current owner and offers spacious and light accommodation to include an entrance hall with stairs leading to a living/dining room, a kitchen, double bedroom with a wardrobe, a bathroom and a large storage cupboard, plus double glazing throughout and a new hot water tank with good water pressure. There is the benefit of a lockable external storage cupboard, allocated parking and a wooden shed within the garden. Available for sale with no onward chain.



SALES LETTINGS

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

t. 01993 772000

Price £195,000

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



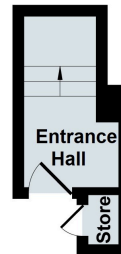


## 126 Manor Road, Witney, Oxfordshire OX28 3SS

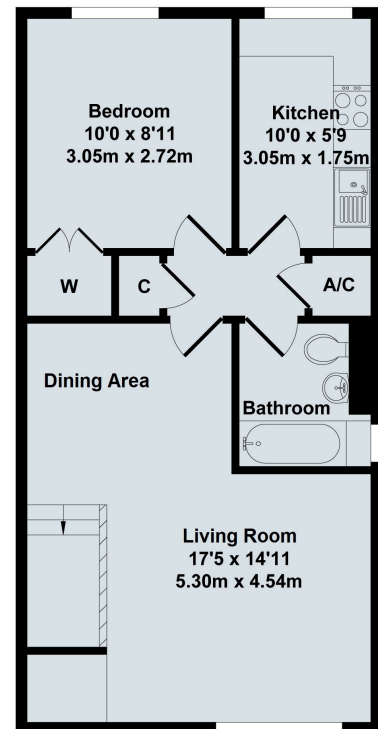
- Own Private Front Door
- Entrance Hall
- Living/Dining Room
- Kitchen
- Bedroom & Bathroom
- External Storage Cupboard
- Own Private Garden
- Allocated Parking
- No Onward Chain
- Long Lease & No Charges

All mains are connected expect gas. Broadband - Ultrafast is available. Mobile & Data Signals: Outdoor - likely for EE, O2, Three & Vodafone. Indoors: likely for EE, likely for O2 - voice only. PLEASE NOTE: We are required under the Estate Agents Act 1979, and the Provision of Information Regulations 1991 to point out that the vendor of this property is a "connected person" as defined by that act. 08E25

**126 Manor Road**  
**Total Approx. Floor Area 491 Sq.Ft. (45.60 Sq.M.)**  
 All items illustrated on this plan are included in the "Total Approx Floor Area"



Ground Floor



First Floor

### Local Authority:

WODC Tax Band B / EPC Rating: 70/C

### Contact:

52 Market Square, Witney,  
 Oxfordshire, OX28 6AF

### Tenure:

Leasehold - 999 years from Jan 1980. No  
 service charge/no ground rent.

Tel: 01993 772000

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

### Important Notice

Thomas Merrifield for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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.