



48 Queen Emma's Dyke, Witney OX28 4DU

Draft details - may be subject to alterations. Distances - Witney, Market Square c. 0.5 miles / Oxford c. 12.9 miles / Hanborough Train Station c. 7 miles
 Situated in a cul-de-sac and well placed for access to schools and the town centre amenities, a tastefully improved, 3 bedroom detached house with an attached garage, driveway parking and a rear garden. The accommodation benefits from gas central heating and double glazing and features an entrance porch with cloakroom off, a living/dining room, kitchen and an addition to the rear, which provides a garden room and utility area. The family bathroom is on the first floor. NO ONWARD CHAIN.

THOMAS
MERRIFIELD

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £395,000

www.thomasmerrifield.co.uk

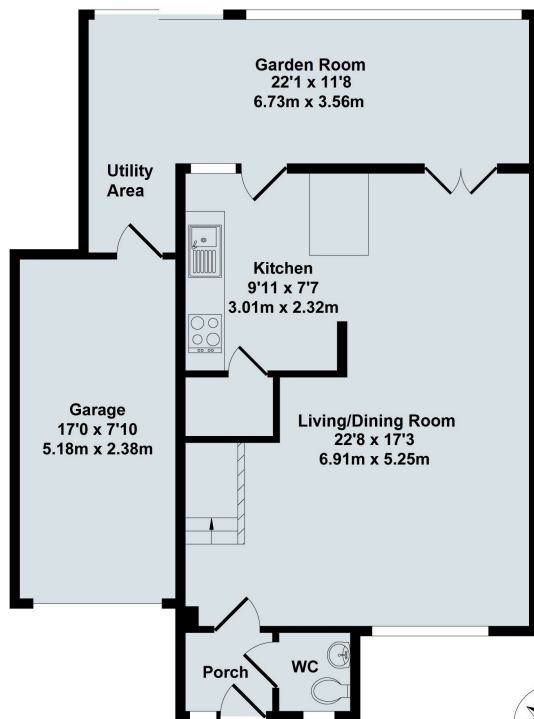


48 Queen Emma's Dyke, Witney, Oxfordshire OX28 4DU

- Refitted 'Open Plan' Kitchen
- Good Size Living/Dining Room
- Garden Room & Utility Area
- 3 Bedrooms
- Cloakroom & Bathroom
- Well Placed For Schools & Town Centre
- Driveway Parking (for at least 2 vehicles)
- Attached Garage
- Pleasant, Low-Maintenance Garden
- NO ONWARD CHAIN

All mains services. Ultrafast broadband available. Mobile & data: O2- Coverage 'Likely' (Data- 'Limited').

Directions - Leave Witney Market Square in a westerly direction along Corn Street. Take the fourth left turn (before the roundabout) into Queen Emma's Dyke. Take the second cul-de-sac on the right and then bear right again. Number 48 is marked by a Thomas Merrifield For Sale Board. 09E25

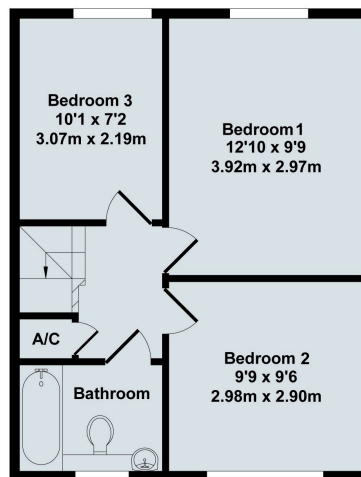


Ground Floor

48 Queen Emmas Dyke

Total Approx. Floor Area 1149 Sq.Ft. (106.70 Sq.M.)

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



First Floor



Local Authority:
Council Band D. EPC Rating:71/C.

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

Tenure:
Freehold

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

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