



2 Springfield Oval  
Witney, Oxfordshire OX28 6EG



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A mature and well established 4 bedroom semi detached house, situated in this popular residential area of Witney, within a short walk to the town centre. The extended living space comprises an entrance hall, 2 reception rooms, a good size kitchen which has been refitted in recent years, useful access from the hall into the garage, 4 bedrooms (3 double and 1 small single bedroom) an ensuite and a bathroom, together with double glazing and gas central heating. There is driveway parking for 3 vehicles, a garage and a large rear garden offering lovely space for a family and the potential to extend - subject to planning permission. Available for sale with no onward chain.

### Directions

Leave our office in Market Square and proceed along Corn Street, taking the third exit off the roundabout onto Tower Hill. Proceed up the hill to the roundabout, turning right onto Burford Road. Continue along, taking the fourth turning on the left into Springfield Oval. The property is found on the left hand side.

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

Please note this is a property built before 2000, and as such it is possible that some building materials for example Artex may contain asbestos.

Draft details - may be subject to alterations. 09E25







#### GROUND FLOOR

Entrance Hall  
Living Room  
Dining Room  
Kitchen

Double Glazing

Gas Central Heating

#### OUTSIDE

Large Mature Rear Garden  
Garage  
Driveway Parking For 3 Vehicles

#### FIRST FLOOR

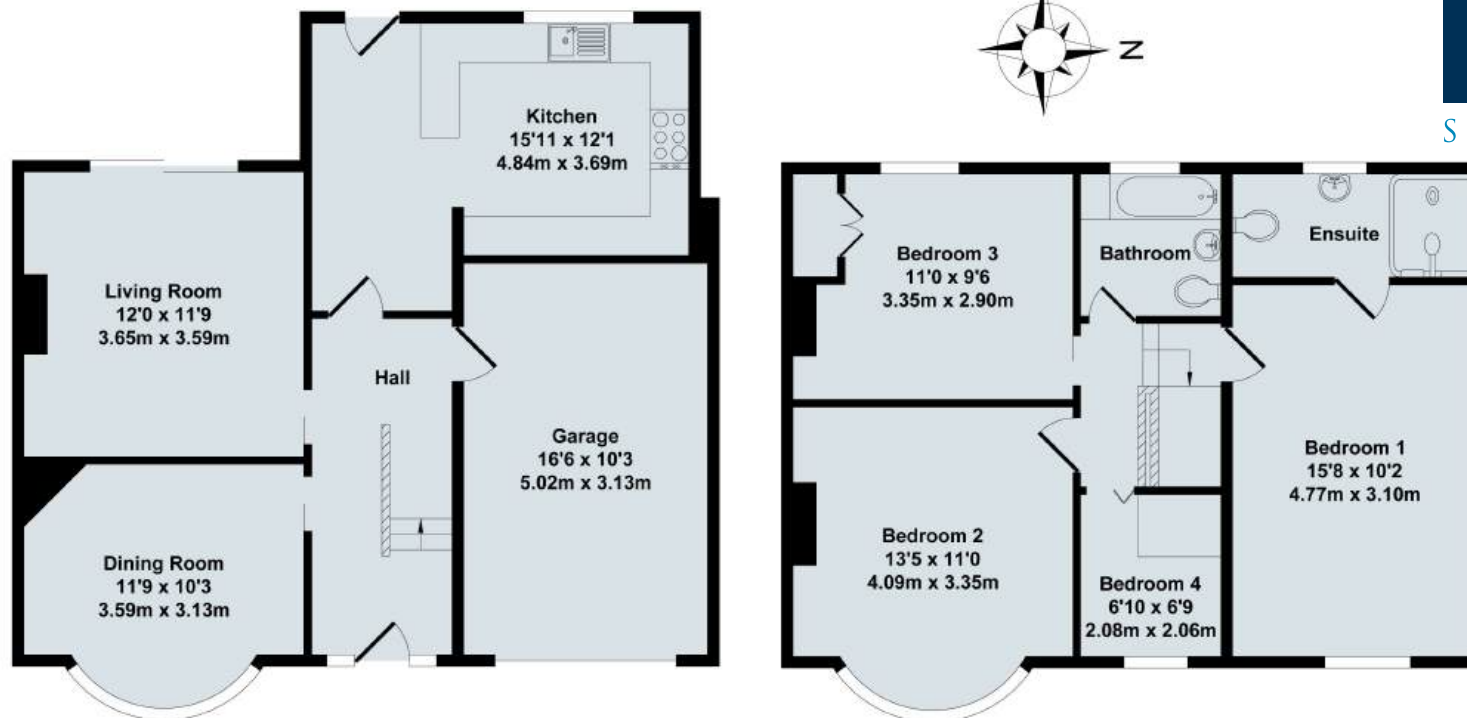
4 Bedrooms - (3 double & 1 small single)  
Ensuite  
Family Bathroom

NO ONWARD CHAIN

**Price £425,000 Freehold**  
**Band C. EPC Rating: 49/E**







Ground Floor

First Floor

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Total Approx. Floor Area 1293 Sq.Ft. (120.10 Sq.M.)

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

### Contact:

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