



90 Barrington Close, Witney OX28 5FL

Draft details - may be subject to alterations. Distances - Witney, Market Square c/ 1.7 miles / Oxford c. 13.2 miles / Hanborough Train Station c. 7.9 miles

Pleasantly situated on the popular 'Deer Park' development and offered 'For Sale' with NO ONWARD CHAIN, a well presented 2 bedroom end of terrace house. The accommodation benefits from both gas central heating and double glazing and comprises an entrance hall, kitchen, living/dining room and a first floor bathroom. There is the significant advantage of an attached garage plus driveway parking, and the appealing rear garden is of good size.

THOMAS
MERRIFIELD

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £315,000

www.thomasmerrifield.co.uk

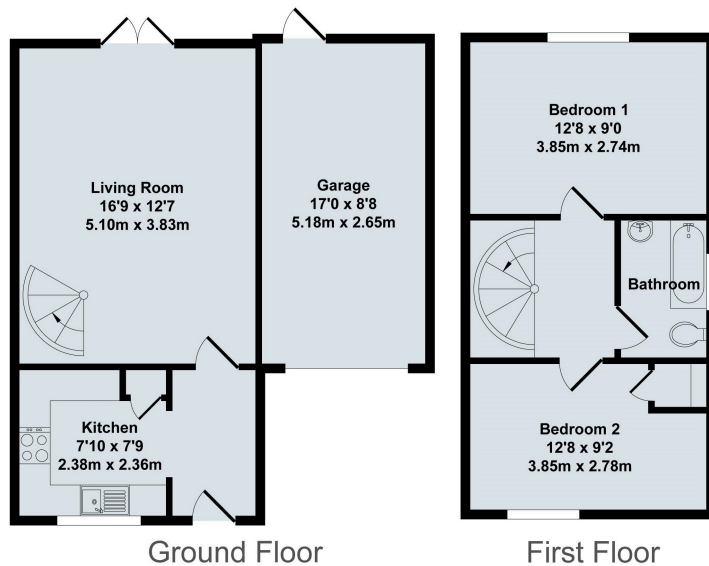


90 Barrington Close, Witney, Oxfordshire OX28 5FL

- Entrance Hall
- Kitchen
- Living/Dining Room
- 2 Bedrooms
- Bathroom
- Double Glazing & Gas Central Heating
- Pleasant, Good Size Garden
- Attached Garage
- Driveway Parking
- NO ONWARD CHAIN

Directions - Leave Witney Market Square in a westerly direction along Corn Street. Take the second exit off the roundabout onto Curbridge Road. Proceed along to the next roundabout, taking the third exit onto Deer Park Road. Take the first turning on the right into Raleigh Crescent. Proceed along, taking the second turning on the right into Barrington Close and bear right again. Number 90 is found on the left hand side, marked by a Thomas Merrifield For Sale Board.

All mains services. Ultrafast broadband is available. Mobile & data: O2 coverage 'likely'.



90 Barrington Close
 Total Approx. Floor Area 779 Sq.Ft. (72.30 Sq.M.)
 All items illustrated on this plan are included in the "Total Approx Floor Area"

Local Authority:
 Council Band C. EPC Rating: 72/C.

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

Tenure:
 Freehold

Tel: 01993 772000
Email: 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.