



## 89 Windmill Road, North Leigh OX29 6RH

Draft details - may be subject to alterations.

A 3 bedroom end of terrace house, situated in this popular village and close to amenities. The well presented accommodation comprises an entrance porch, entrance hall, cloakroom, living room to the front, a kitchen/dining room, and a conservatory to the rear, together with 3 bedrooms and a bathroom, double glazing and gas central heating. In addition there is driveway parking to the front and a private rear garden.

**THOMAS  
MERRIFIELD**

SALES LETTINGS

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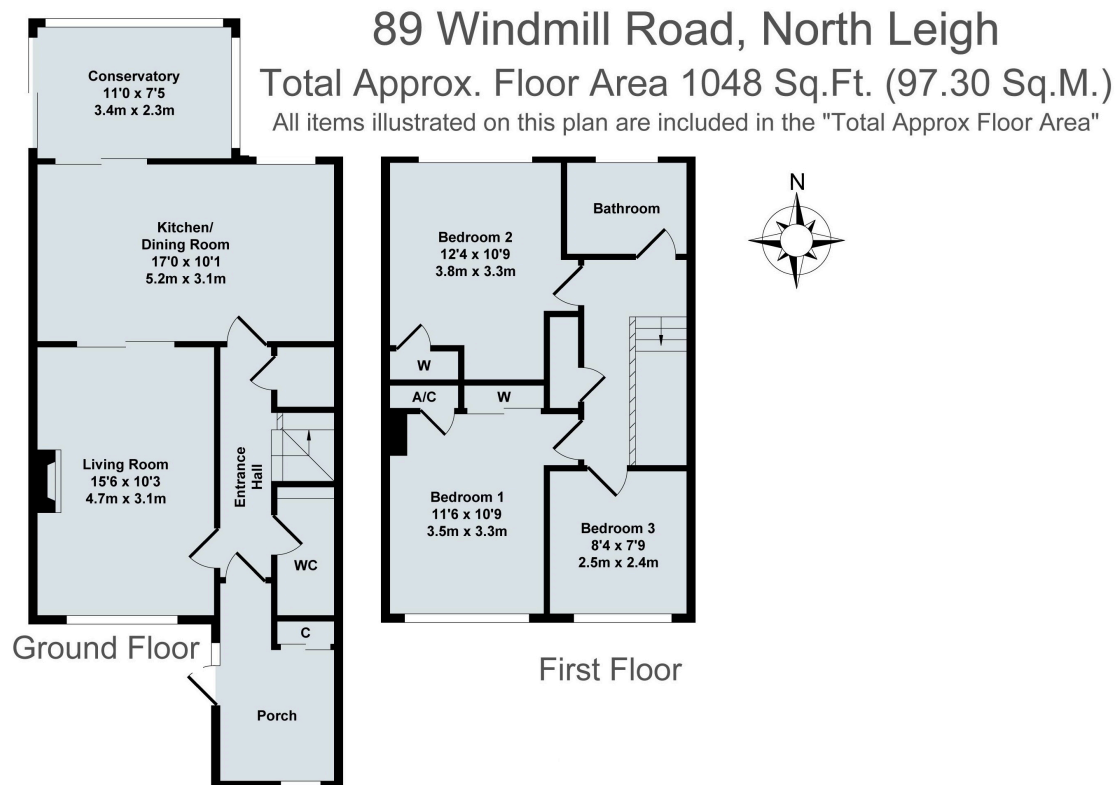
- Entrance Porch
- Entrance Hall
- Cloakroom
- Living Room
- Kitchen/Dining Room
- Conservatory
- 3 Bedrooms & Bathroom
- Double Glazing & GCH
- Gardens
- Driveway Parking

Directions - From Witney proceed along Woodstock and A4095 towards North Leigh. On entering North Leigh turn left into Common Road. Take the second right hand turn into Windmill Road. The property is then found on the left hand side. 19E25

All mains services are connected.

Broadband Speeds Available - Ultrafast is available.

Mobile & Data Signals - Outdoor is likely for EE, O2, Three & Vodafone. Indoor is likely for EE, O2 & Three.



### Local Authority:

WODC Tax Band C / EPC Rating: 70/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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