



11 Drylands Road, Minster Lovell OX29 0RH

A 2 bedroom semi-detached bungalow in need of updating, with the benefit of a garage to the rear. The property has been extended and offers potential for improvement, with accommodation to include an entrance porch, entrance hall, living room, conservatory, dining room, kitchen, rear porch, 2 bedrooms and a shower room. There is a sunny rear garden, and potential to create parking to the front. Available for sale with no onward chain. Material Information - source: Ofcom. All mains services are connected. Ultrafast broadband is available. Mobile & Data Signals - outdoor: good for EE & 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.



SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £285,000

www.thomasmerrifield.co.uk

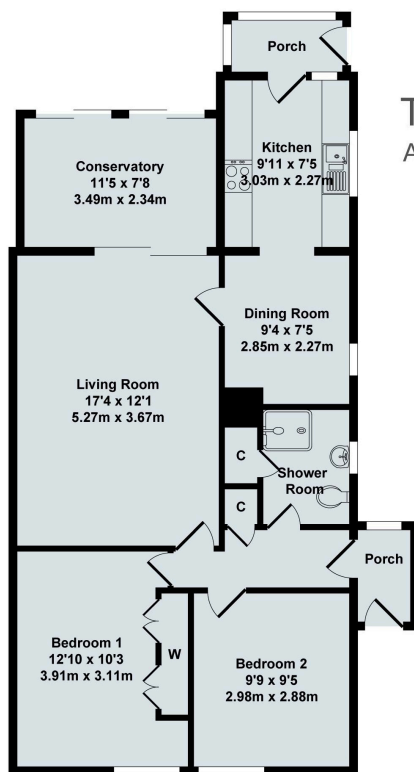


11 Drylands Road, Minster Lovell, Oxfordshire OX29 0RH

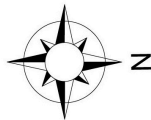
- Entrance Porch & Entrance Hall
- Living Room
- Dining Room
- Conservatory
- Kitchen
- 2 Bedrooms & Shower Room
- Further Porch
- Gardens
- Garage
- No Onward Chain

Directions

Leave Witney via Corn Street and proceed right at the roundabout onto Tower Hill. Proceed to the top of the hill and turn left at the roundabout onto Burford Road. Proceed along in the direction of Minster Lovell. Turn left after The White Hart Public House into Brize Norton Road. Follow this road along. Take the second turning on the right into Wenrisc Drive. Take the first turning on the right into Drylands Road. The property is then found on the left hand side. 13A26



11 Drylands Road, Minster Lovell
Total Approx. Floor Area 822 Sq.Ft. (76.40 Sq.M.)
 All items illustrated on this plan are included in the "Total Approx Floor Area"



Local Authority:

WODC Tax Band C / EPC Rating: 68/D

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.