



15 Raleigh Crescent, Witney OX28 5FD

Draft details - may be subject to alterations. Distances - Witney, Market Square c. 1.6 miles / Oxford c. 13.2 miles / Hanborough Train Station c. 7.8 miles

Pleasantly situated, set back from the road, in this popular development known as 'Deer Park', a 3 bedroom end of terrace house with a garage. The accommodation benefits from gas radiator central heating (new boiler c. 2022) and double glazing, which was replaced in 2024. There is the further advantage of a ground floor cloakroom and a good size living/dining room. The garden is found mainly to the rear and has a lawn and wooden decking.

**THOMAS
MERRIFIELD**
SALES LETTINGS
e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £339,950

www.thomasmerrifield.co.uk



15 Raleigh Crescent, Witney, Oxfordshire OX28 5FD

- Entrance Hall
- Cloakroom
- Kitchen
- Good Size Living/Dining Room
- 3 Bedrooms & Bathroom
- Garage (under nearby coach house)
- Pleasant Gardens (with decking)
- Well Placed For Amenities
- Double Glazing (replaced 2024)
- Gas Central Heating (new boiler c.2022)

All mains services. Ultrafast broadband is available. Mobile & data: '3' - 87% performance (source: Ofcom).

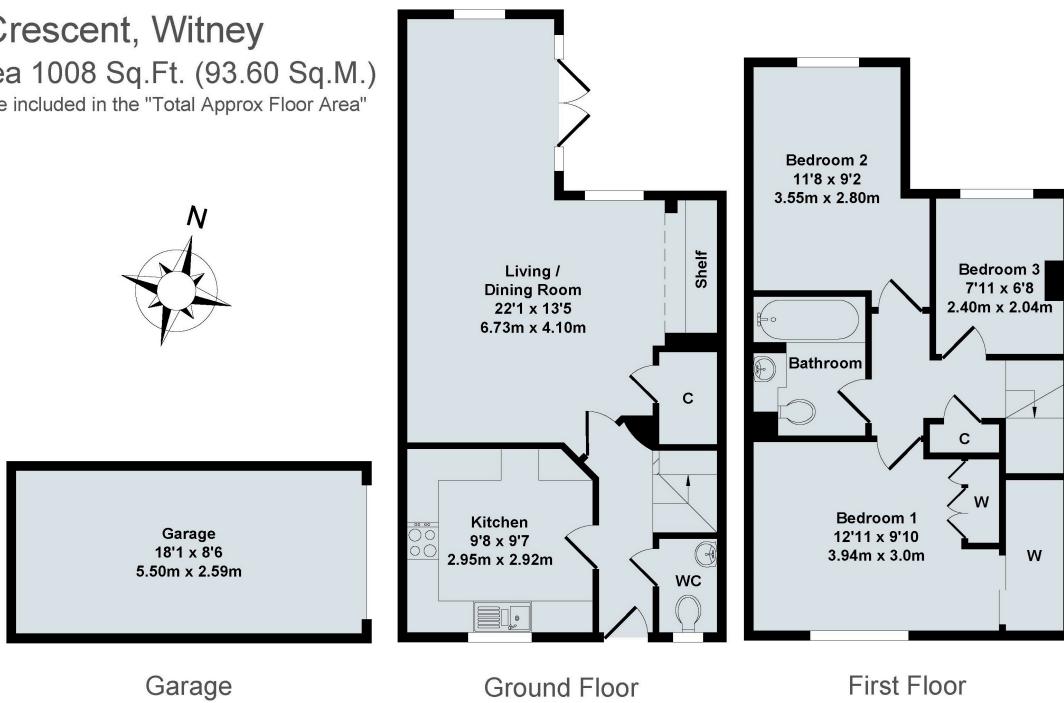
NB. The garage is under a nearby coach house and has a 999 year lease from June 1987. The house and gardens have a Freehold tenure.

Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artx, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.20A26

15 Raleigh Crescent, Witney

Total Approx. Floor Area 1008 Sq.Ft. (93.60 Sq.M.)

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



Local Authority:

WODC Tax Band D / EPC Rating: 71/C

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Tenure:

Freehold House
Leasehold Garage

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.