



50 Pensclose, Witney OX28 2EQ

Distances - Witney, Market Square c. 1.1 miles (c.0.9 miles on foot) / Oxford c. 11.2 miles / Hanborough Train Station c. 5.8 miles

Pleasantly situated within a small cul-de-sac in this sought-after area, a 3 bedroom detached house with the significant advantage of an attached, double garage and a good size, south-westerly garden, which enjoys a high degree of privacy. There is ample storage space available in the lofts and the added benefit of driveway parking.

The property is well placed for access to green recreational spaces, most notably King George's Field, which is close by. Bus services to Oxford are available within walking distance at Newland/Oxford Hill and the Town Centre amenities are within easy striking distance. The property is offered 'For Sale' with NO ONWARD CHAIN.

**THOMAS
MERRIFIELD**

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £425,000

www.thomasmerrifield.co.uk

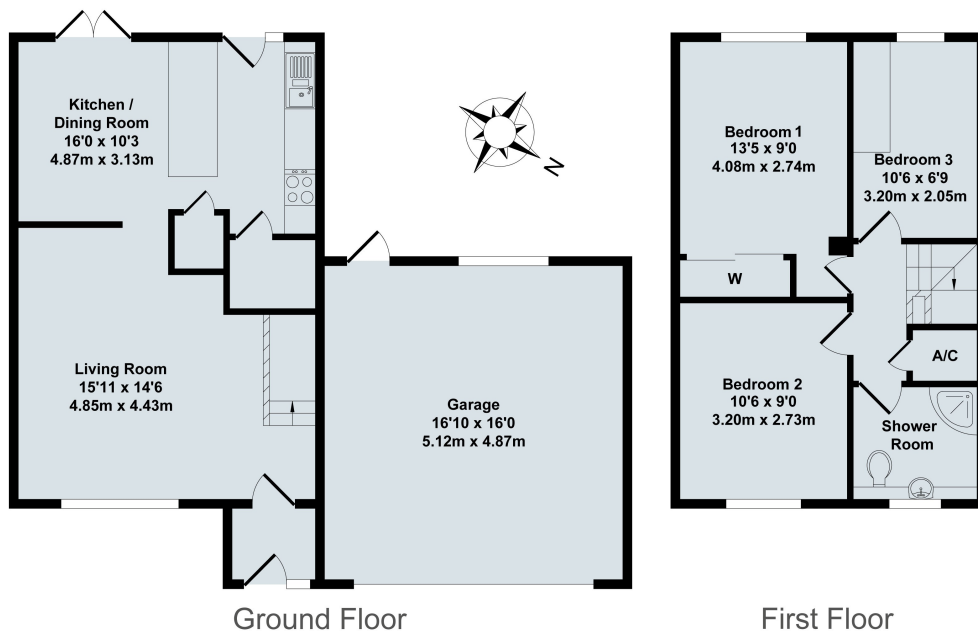


50 Pensclose, Witney, Oxfordshire OX28 2EQ

- Entrance Porch
- Living Room
- Kitchen/Dining Room
- 3 Bedrooms & Shower Room
- Gas Central Heating
- Good Size South Westerly Facing Garden
- Double Garage & Driveway Parking
- Close To Green Spaces
- No Onward Chain

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

Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, 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. 17J25



50 Pensclose, Witney

Total Approx. Floor Area 1074 Sq.Ft. (99.80 Sq.M.)

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

Local Authority:

WODC Tax Band D / EPC Rating: 67/D

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Tenure:

Freehold

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

Important Notice

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