



## 32 Pensclose, Witney OX28 2EQ

Draft details - may be subject to alterations.

A very well presented 2 bedroom terrace house with garage, overlooking a playing field, and within easy walking distance of the town centre. The property has double glazing and gas central heating plus a private rear garden - the garage is the first in a nearby row. This property includes quality fittings throughout, including a bathroom with bath and separate shower. A lovely home in this desirable position in the town.

THOMAS  
MERRIFIELD

SALES LETTINGS

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Price £300,000

[www.thomasmerrifield.co.uk](http://www.thomasmerrifield.co.uk)

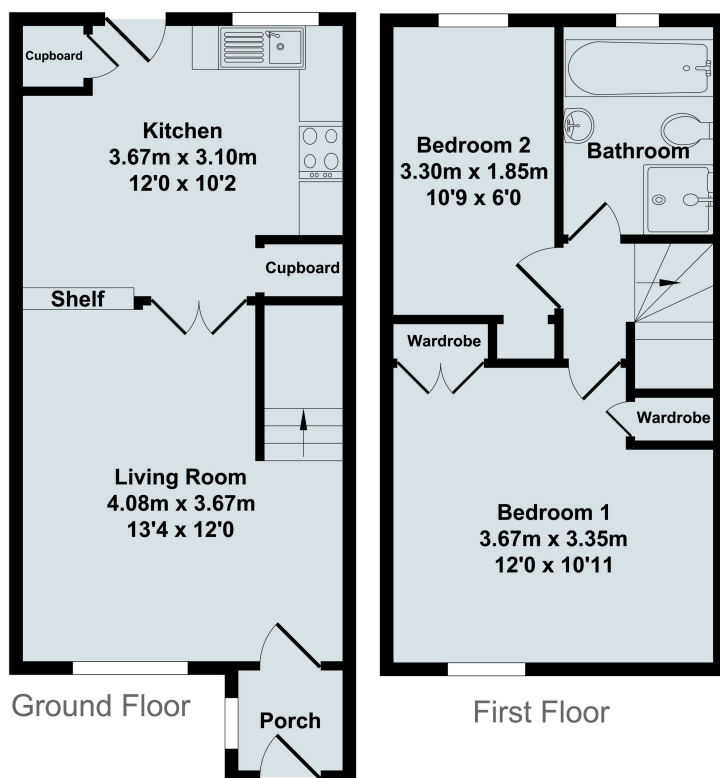




## 32 Pensclose, Witney, Oxfordshire OX28 2EQ

- Entrance Porch
- Living Room
- Kitchen/Dining Room
- 2 Bedrooms
- Bathroom (separate shower)
- Double Glazing
- Gas Central Heating
- Garage
- Private Rear Garden
- Walkable To The Town Centre

Material Information - sourced from Ofcom.  
All mains services are connected. Ultrafast broadband is available. Mobile & Data Signals - outdoor: good for Vodafone, EE, O2 & Three. Indoor: good for Vodafone. 14K25



32 Pens close, Witney, Oxon  
Total Approx. Floor Area 55.07 Sq.M. (592 Sq.Ft.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"



**Local Authority:**  
WODC Tax Band C / EPC Rating: tbc

**Contact:**  
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**Tenure:**  
Freehold

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