



9 Walnut Close, Witney OX28 5XH

Draft details - may be subject to alterations. Distances: Witney Market Square c. 0.8 miles / Hanborough Rail Station c. 7.1 miles / Oxford c. 12.5 miles

Offered For Sale with NO ONWARD CHAIN, a 3 bedroom semi-detached house, pleasantly located in this highly regarded, no-through road and overlooking a green area to the front, with mature trees. The accommodation benefits from both gas fired (radiator) central heating and double glazing and features a useful downstairs cloakroom, a kitchen/breakfast room and a living room, with access directly onto the rear garden. In addition to the family bathroom, the master bedroom boasts an en-suite shower room. There is an attached garage plus driveway parking.

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

THOMAS
MERRIFIELD

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £375,000

www.thomasmerrifield.co.uk

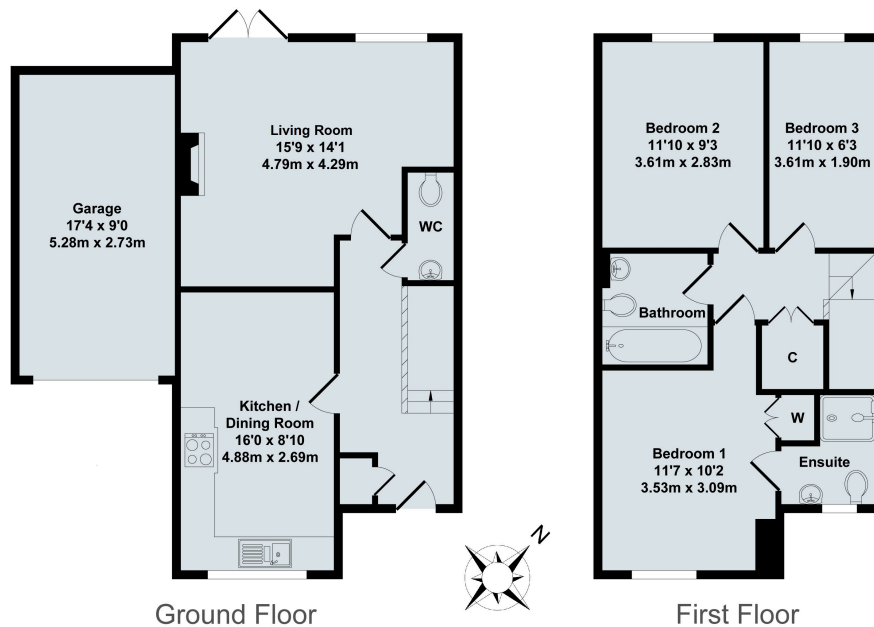


9 Walnut Close, Witney, Oxfordshire OX28 5XH

- Entrance Hall
- Cloakroom
- Living Room
- Kitchen/Breakfast Room
- 3 Bedrooms
- Bathroom & Ensuite
- Appealing Garden
- Attached Garage & Driveway Parking
- Overlooks Green Area To Front
- NO ONWARD CHAIN

Directions

From Witney Market Square proceed West along Corn Street and take the 1st exit at the roundabout onto Ducklington Lane. Turn almost immediately right (also Ducklington Lane) and then take the 2nd right into Walnut Close. No. 9 is on the left-hand side marked by a Thomas Merrifield For Sale board. 27K25



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Total Approx. Floor Area 1069 Sq.Ft. (99.30 Sq.M.)

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

Local Authority:

WODC Tax Band : D
EPC Rating: 70/C

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Tenure:

Freehold

Tel: 01993 772000

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Important Notice

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