



# 17 Rissington Drive, Witney, Oxfordshire OX28 5FG

Distances: Witney Market Square c. 1.7 miles / Oxford c.12.5 miles / Hanborough Rail Station c. 8 miles

Pleasantly situated on the popular 'Deer Park' development and offered For Sale with NO ONWARD CHAIN, a 2 bedroom house forming part of a terrace. The accommodation benefits from both gas fired (radiator) central heating and double glazing and includes an entrance hall, living room and kitchen, on the ground floor, whilst upstairs are the bedrooms and a shower room. There is the significant advantage of a garage (located nearby on the end of the row) and driveway parking. Appealing gardens are found to front and rear. EPC Rating: 70/C

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



SALES LETTINGS

e. [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

t. 01993 772000

Price £299,950

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



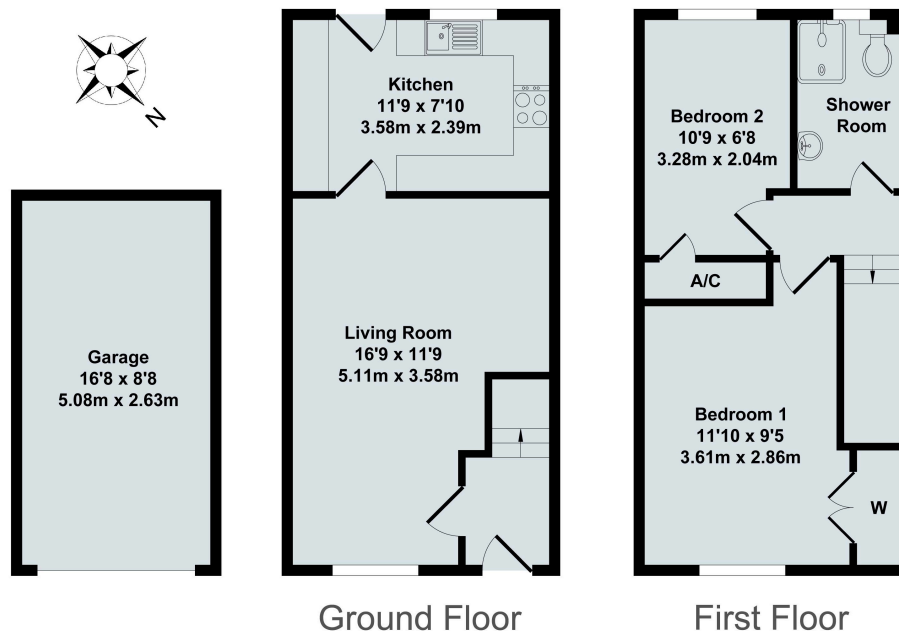


## 17 Rissington Drive, Witney, Oxfordshire OX28 5FG

- Entrance Hall
- Living Room
- Kitchen
- Two Bedrooms
- Shower Room
- Gas C.H. and Double Glazing
- Driveway Parking
- Garage Close By
- Appealing, Good Size Gardens
- NO ONWARD CHAIN

From Witney Market Square proceed West along Corn Street and take the 2nd exit at the roundabout onto Curbridge Road. At the next roundabout take the 3rd exit and then turn right into Raleigh Crescent. Rissington Drive is the 3rd turning on the left. Number 7 is found on the left-hand side marked by a Thomas Merrifield For Sale board.

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. 11L25



7 Rissington Drive, Witney

Total Approx. Floor Area 730 Sq.Ft. (67.80 Sq.M.)

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

### Local Authority:

WODC Council Tax Band : C  
Current EPC Rating : 70/C

### Contact:

52 Market Square, Witney,  
Oxfordshire, OX28 6AF

### Tenure:

Freehold

Tel: 01993 772000

Email: [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

### Important Notice

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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.
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