



7 Rissington Drive, Witney 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 gas central heating and double glazing and includes an entrance hall, living room and kitchen on the ground floor, whilst upstairs are 2 bedrooms and a shower room. There is the significant advantage of a garage (located nearby on the end of the row) & driveway parking. Appealing gardens are found to front and rear.

**THOMAS
MERRIFIELD**
SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £299,950

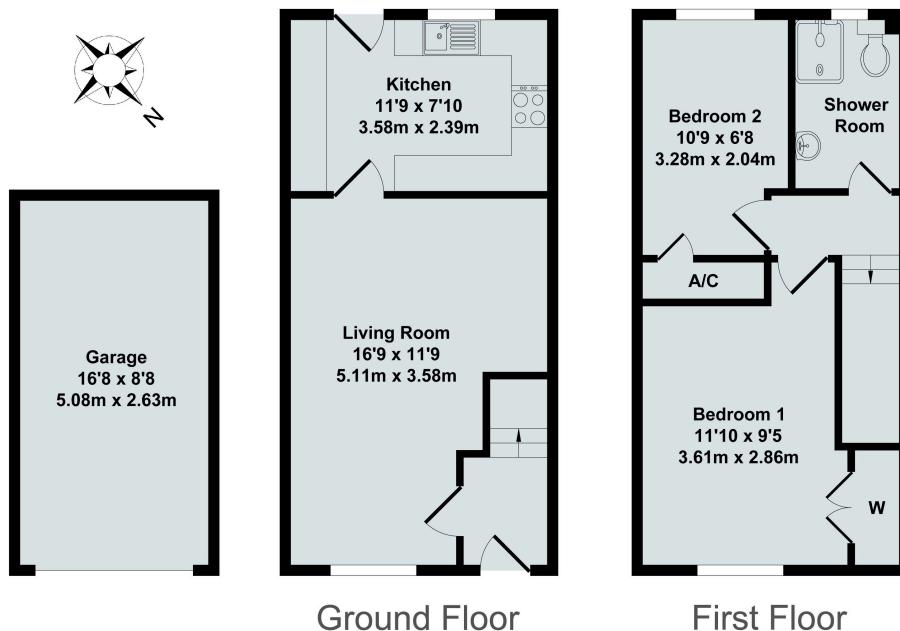
www.thomasmerrifield.co.uk



7 Rissington Drive, Witney, Oxfordshire OX28 5FG

- Entrance Hall
- Living Room
- Kitchen
- 2 Bedrooms
- Shower Room
- GCH & Double Glazing
- Driveway Parking
- Garage Close By
- Appealing Good Size Gardens
- NO ONWARD CHAIN

All mains services. Ultrafast broadband is 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; 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. 19A26



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 Tax Band C
EPC Rating 70/C

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Tenure:

Freehold

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.