



## 63 Cogges Hill Road, Witney OX283XU

Draft details - may be subject to alterations.

A 2 bedroom terrace house situated on the popular Cogges area of Witney, convenient for local amenities, and a short walk across Langel Common to the town centre. The property is well presented and has parking to the front, plus a private good size garden. Accommodation includes an entrance porch, living room, kitchen/dining room, 2 bedrooms and a modern bathroom, plus double glazing and gas central heating. Available for sale with NO ONWARD CHAIN.

**THOMAS  
MERRIFIELD**

SALES LETTINGS

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

t. 01993 772000

**Price £289,950**

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



## 63 Cogges Hill Road, Witney, Oxfordshire OX28 3XU

- Entrance Porch
- Living Room
- Kitchen/Dining Room
- 2 Bedrooms & Bathroom
- Parking To The Front
- Private Rear Garden
- GCH & Double Glazing
- Convenient To Local Amenities
- Short Walk To Town Centre
- NO ONWARD CHAIN

From Witney proceed along the High Street & onto Bridge Street. Turn right at the two mini roundabouts onto Newland. Continue along to Oxford Hill and turn right at the traffic lights onto Cogges Hill Road. Take the second right also Cogges Hill Road, then third left, also Cogges Hill Road. Follow the road to the left, then right, and the property can be found on the right hand side. 22A26  
Material Information - All mains services are connected. Ultrafast broadband is available. Mobile and Data Signals  
- Outdoor: good for EE, O2, Three and Vodafone.



### 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](mailto: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.