

Connells

St. Marys Mead Witney

St. Marys Mead Witney OX28 4EZ







Property Description

Brought to the market in the heart of the market town of Witney town centre is this fantastic two-bedroom terraced property positioned in St. Marys Mead.

The property accommodation is arranged over two floors. This is an ideal opportunity for someone who wants to be able to walk to all the wonderful local amenities that Witney has to offer.

On the ground floor you have an entrance hallway that provides access to the kitchen, downstairs cloakroom and a wonderful lounge/diner. Also on the ground floor you have a conservatory that provides access to a wonderful low maintenance rear garden.

To the first floor you will find two double bedrooms with a double integrated wardrobe to the master bedroom and the shower room.

Externally the property offers a fantastic rear garden and a garage.

Entrance Hall

Access to kitchen, cloakroom and lounge

Cloakroom

Double Glaze to front, wash hand basin and mixer tap, toilet and 1/2 tiled

Lounge / Diner

Irregular Shaped Room 19' 2" x 17' (5.84m x 5.18m)

Kitchen

Irregular Shaped Room 8' 1" x 7' (2.46m x 2.13m)

Double glaze to front aspect, integrated fridge freezer, wall and base units,1 /2 bowls, mixer tap also plumbing for a dishwater

Conservatory

Irregular Shaped Room 5' 7" x 7' 8" (1.70m x 2.34m)

Double glaze windows to rear and left, brick wall to right double glaze door to left and access to garden.

Landing

Stairs to ground floor, access to x 2 bedrooms, bathroom and airing cupboard

Bedroom 1

Irregular Shaped Room 11' \times 13' 9" (3.35m \times 4.19m)

Double integrated wardrobe, single integrated wardrobe, 2 double glaze windows to rear

Bedroom 2

Irregular Shaped Room 14' 1" x 10' 7" (4.29m x 3.23m)

Double integrated wardrobe, single integrated wardrobe, 2 double glaze windows to rear

Bathroom

Shower cubicle, toilet, wash hand basin, mixer tap, shaver port and double glaze to front

Loft Space

Power in Situ, partial board and pull-down ladder

Front Garden

Pathway to front door, small, turfed garden to left and right aspect storage cupboard to right

Rear Garden

Wall enclosed rear, fence enclosed to left and right aspect, artificial grass, small patio, gravelled to left and right and rear side gate to left which takes you to garage in separate block

Outbuilding

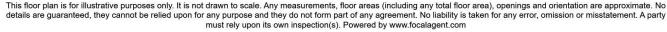
Irregular Shaped Room 7' 8" x 16' 4" (2.34m x 4.98m)

Car has to be parked in garage, set out by management company









To view this property please contact Connells on

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13 Corn Street
WITNEY OX28 6DB
EPC Rating: C

view this property online connells.co.uk/Property/WNY305316

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.





Tenure: Leasehold





^{1.} MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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