



St. Marys Mead
Witney OX28 4EZ

for sale offers in excess of
£325,000



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 dishwasher

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' x 13' 9" (3.35m x 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





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

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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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