









Fettiplace Road, Witney

Fettiplace Road is this beautiful three bedroom semi-detached family home located on the outskirts of Witney town centre. This fantastic property has been expertly modernised by the current owners and is ideal for a first time buyer of for a family looking to upsize and is arranged over two floors.

On the ground floor you have a very welcoming entrance hallway which provides access to the generous lounge and a substantial kitchen and dining room which has been further benefited with wonderful a skylight that boasts natural light. The dining room provides access to an extremely well maintained rear garden.

To the first floor you will find three bedrooms and a recently installed family bathroom.

Externally the property offers a sizeable front garden with ample off street parking and generous rear garden. NB. There is a quarterly maintenance fee of £62 currently payable to Sanctuary Housing.

Entrance Hall

Stairs to first floor, access to large kitchen/diner and under stairs cupboard.

Lounge

21'11 X 11'4'

1 double glazed window to front aspect, access to dining room and electric fireplace

Dining Room

18'8 X 11'4

Bifold doors to rear garden, wall units, 1 double glaze to ear, skylight in roof

Kitchen

6'9 X 11'2

1 double glazed window to front aspect,. Kitchen has an integral oven and combi oven (oven & microwave) . It also has an integral dishwasher, washing machine and tumble dryer, wall and base units and 1 bowl mixer tap

Landing

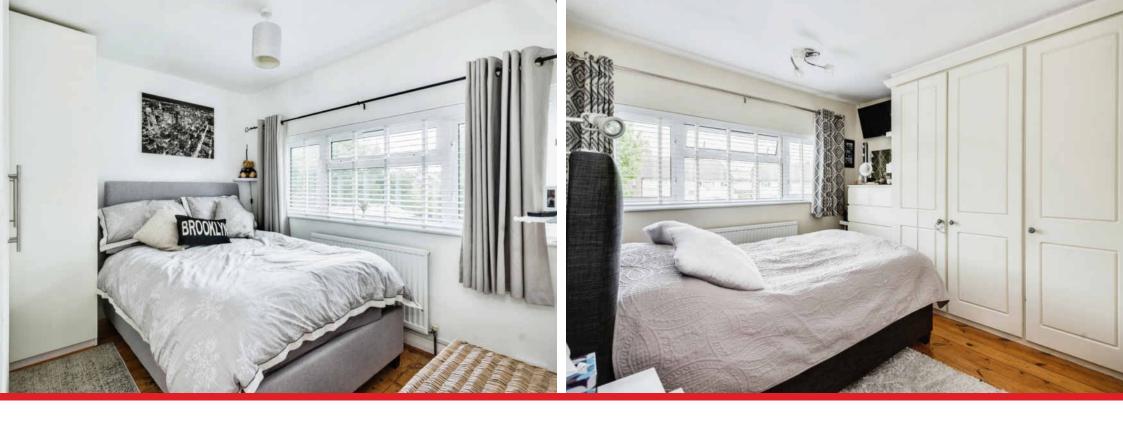
Access to airing cupboard, bathroom, stairs to ground floor access to 3 bedrooms

Bedroom One

10'3 X 12'2

1 double glazed window to front aspect and integral wardrobes





Bedroom Two

9'5 X 10'3

1 double glazed window to rear aspect .

Bedroom Three

7'11 X 8'1

1 double glazed window to front aspect, 1 double glaze to left and integrated double wardrobe

Bathroom

Installed in 2024; walk in shower , 1 double glazed window to rear, toilet, wash hand basin, mixer tap, heated towel rail, extractor fan and 1/2 tiled

Loft

Partially boarded with loft ladder, fully insulated and has lighting



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

Fettiplace Road, witney

This is a fantastic three bedroom semi-detached family home located on the outskirts of the market town of Witney. The home is complete with an entrance hallway, generous lounge, substantial kitchen/dining room, family bathroom and wonderful gardens.

Price

POA

Tenure: Freehold

EPC Rating: D



Connells SIGNATURE

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^{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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





^{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 is no delay in agreeing the sale. 2. These particulars