



Fettiplace Road, Witney

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## 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 or 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 rear , 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](http://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

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To view this property please contact us on

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