



Moorland Road, Witney

Connells

SIGNATURE



Moorland Road, Witney

This three-bedroom end of terrace family home is conveniently located for Witney's array of shops and restaurants and is situated just 0.4 miles from the excellent Marriott's Walk Shopping Development, in a central, well-established but peaceful residential area.

As you walk through the front door and into the entrance hall you will find a downstairs WC, and then doors that lead into a refitted kitchen that offers plenty of storage and room for appliances, there is then two reception rooms which are currently being used as a dining room and a living room that is set to the front of the property.

As you walk upstairs you will find three well-proportioned bedrooms and a modern three piece family bathroom. Externally the property benefits from front and rear gardens.

The front garden is laid to lawn and has a beautiful picket fence to the front and to the rear there is a low maintenance garden which benefits from new fencing, a lawned area and a storage shed.

Ground Floor

Kitchen
9'11 X 9'5

Dining Room
11'2 X 9

Lounge
13'2 X 11'2

W.C
3'3 X 8'6

First Floor

Bedroom One
13 X 8'10

Bedroom Two
11'5 X 11

Bedroom Three





9'11 X 7'9

Shower Room

9'4 X 5'11

Note

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Associate of an Employee of the Connells Group of companies.



Ground Floor



First Floor

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

Moorland Road, Witney

This three-bedroom end of terrace family home is conveniently located for Witney's array of shops and restaurants and is situated just 0.4 miles from the excellent Marriott's Walk Shopping Development, in a central, well-established but peaceful residential area.

Price

POA

Tenure: Freehold

EPC Rating: A

Connells SIGNATURE

To view this property please contact us on

01993 778 281

or email witney@connells.co.uk

13 Corn Street, Witney, Oxfordshire OX28 6DB

CONNELLS.CO.UK



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 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 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

