





Property Description

Located just a moments' walk from Witney's bustling town centre is this characterful three-bedroom cottage that is offered with no onward chain.

As you walk into the property you will find a well-appointed living/dining room that flows to the kitchen which is fitted with a wide range of units and offers space for appliances.

Over the first and second floors there are three bedrooms and good size family bathroom.

The delightful rear garden is fully enclosed and affords a good degree of privacy, with the bonus of a garden shed. The paved area is the perfect space to enjoy alfresco dining.

Witney is a country town steeped in history, but with good modern amenities and a bustling community life. The Leisure centre caters for a variety of sports and there are excellent schools. The Woolgate centre and other smaller shops have been supplemented by a new central shopping precinct with major names and a multi-screen cinema. Public transport is available from outlying villages and from Witney to Oxford and on to London with a mainline station nearby in Long Hanborough

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

Living Room

20' 4" x 8' 5" (6.20m x 2.57m)

Kitchen

11' 4" 0 x 8' 5" (3.45m 0 x 2.57m)

Bathroom

9' 10" x 6' 8" (3.00m x 2.03m)

Bedroom One

10' x 11' 8" (3.05m x 3.56m)

Bedroom Two

10' 1" x 11' 8" (3.07m x 3.56m)

On Second Floor

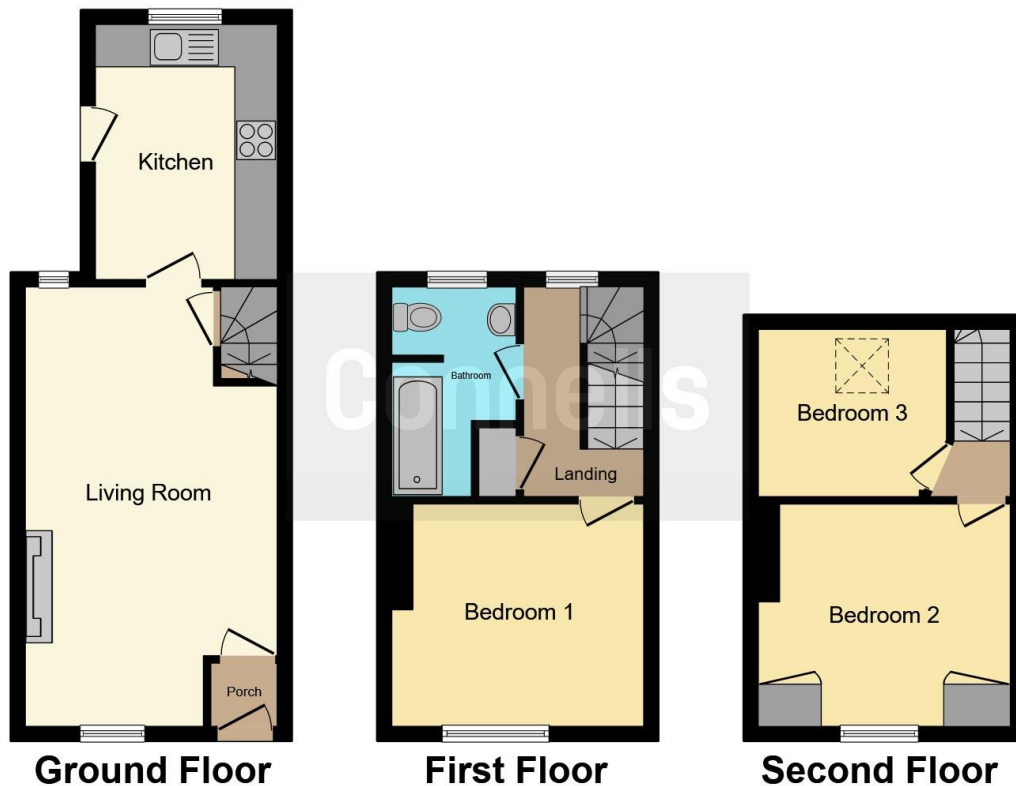
Bedroom Three

7' 9" x 9' 10" (2.36m x 3.00m)

On Second Floor

Has Skylight





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: D

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Tenure: Freehold



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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