



Connells

Griffiths Close
Northmoor Witney

Griffiths Close Northmoor Witney OX29 5TA

for sale
£325,000



Property Description

An older style two bedroom semi-detached property that requires total modernisation throughout and dating back to the 1930's. This property is set in a delightful semi-rural setting within a no-through lane close to open farmland.

The property stands in a good-sized plot with gardens front and rear and has off-road parking. It does require considerable updating and improvement throughout but is priced accordingly and offers great scope for possible extension and alteration (STPP).

Internally the property offers two well proportioned reception rooms and a separate kitchen and bathroom. As you walk upstairs you will find two bedrooms and an upstairs WC.

Northmoor is a pretty semi-rural small village close to the village of Standlake. Whilst being very much in the country it lies just 10 miles south-west of Oxford and some 7 miles south-east of the popular Market Town that is Witney. The village is set among fields (mostly given to raising cattle and sheep) in a part of the Upper Thames valley. Northmoor also boasts a community run village pub, modern village hall, children's play area and parish church. Nearby Standlake (1 mile) has a post office/general store, village pub and a primary school while the popular village of Eynsham (6 miles) has excellent facilities, the highly-regarded Bartholomew Secondary School and regular daily bus services to Oxford

Living Room

13' 5" x 13' 4" (4.09m x 4.06m)

Dining Room

10' 6" x 12' 2" (3.20m x 3.71m)

Kitchen

6' 4" x 17' 1" (1.93m x 5.21m)

Bathroom

7' 2" x 5' 2" (2.18m x 1.57m)

W/C

3' 1" x 3' 4" (0.94m x 1.02m)

Master Bedroom

8' 8" x 13' 5" (2.64m x 4.09m)

Bedroom Two

6' 7" x 9' 7" (2.01m x 2.92m)





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

To view this property please contact Connells on

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EPC Rating: F Council Tax
 Band: C

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Tenure: Freehold



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