

# property details **approval form**

345 Thorney Leys, Witney, Oxfordshire, OX28 5NP

**Date:** 11 July 2024

**Property Ref and Version:** WIT105698 - 0014

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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guide price £220,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1988.

## >> **key features**

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- > Two bedroom maisonette
- > Fitted kitchen
- > Well appointed bathroom
- > Dual aspect living room
- > Allocated parking
- > Private decked garden and shared garden
- > No onward chain
- > Share of the freehold
- > EPC Rating: C

## >> **short description**

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Two bedroom maisonette with fitted kitchen, dual aspect living room and smartly presented bathroom. Externally there is a private decked area, shared garden and allocated parking. Offered with no onward chain and a share of the freehold.

## >> **long description**

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Offered with no onward chain, this delightful maisonette offers well proportioned accommodation comprising two bedrooms, dual aspect living room with French doors opening to a decked private area which overlooks a shared garden, fitted kitchen and smartly appointed bathroom. The property further benefits from designated parking and a share of the freehold which means no monthly service or ground rent charges.

## >> **directions**

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## >> **Agent Note**

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## >> **room description**

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### **Reception Hallway**

### **Living Room**

15' 6" x 10' 6" ( 4.72m x 3.20m )

### **Kitchen**

10' 10" x 5' 11" ( 3.30m x 1.80m )

### **Bathroom**

### **Bedroom 1**

12' x 8' 5" ( 3.66m x 2.57m )

### **Bedroom 2**

10' 10" x 6' ( 3.30m x 1.83m )

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## >> property images



**Your Allen & Harris office:** 54 Market Square, WITNEY, Oxfordshire, OX28 6AF  
T 01993 705915 E [witney@allenandharris.co.uk](mailto:witney@allenandharris.co.uk)

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## >> **property images**





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**>> property images**

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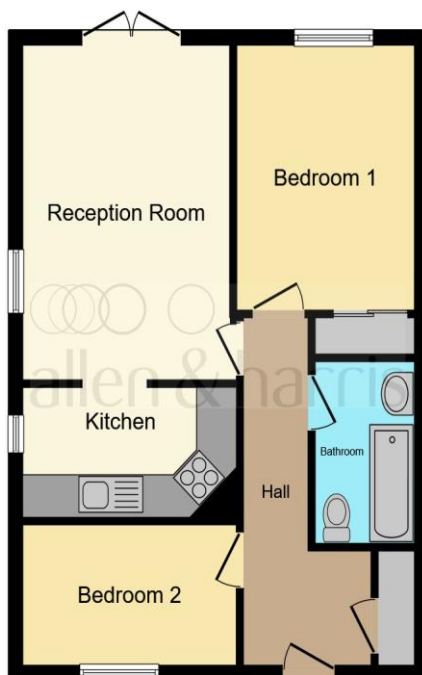
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## >> floor plan

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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)

## >> approval

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**Signature**

**Date**

	<b>Signature</b>	<b>Date</b>
<b>Mark Townend</b>		
<b>Miss S. Carter</b>		

**Your Allen & Harris office:** 54 Market Square, WITNEY, Oxfordshire, OX28 6AF

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