



Northfield Row, Witney



# 3 Northfield Row

Witney OX28 1FG

## £255,000

Guide Price



### Agent's Comment

*"A fabulous first home opportunity in a great location close to bus links, the A40 and local amenities"*

### \*\* SHARED OWNERSHIP \*\*

Madley Park is a popular spot in Witney with its local shops, primary school, community centre and nearby bus links but is within walking distance of the town centre with its wide range of amenities. Offered on a shared 40% shared ownership basis this is a superb opportunity to step onto the ladder to your first home. The coach house offers approx. 1,194 sq ft of living space in excellent decorative order.

The modern kitchen comprises a range of modern fitted units with built-in oven and hob over and the light and airy living area offers room for both relaxing and dining. Both double bedrooms have built-in storage and the contemporary fitted bathroom completes the picture. Further benefits include double glazed windows, gas central heating, and a double garage.

The price of £102,000 is for a 40% share in the property, with a monthly rent of £369.77 payable on the outstanding amount. There is also a monthly service charge of £12.09. Interested parties are requested to complete a short financial assessment prior to viewing.

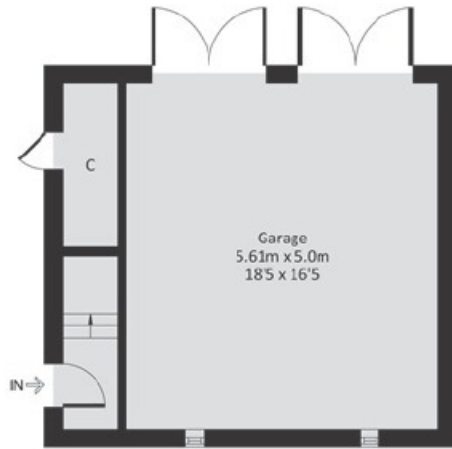




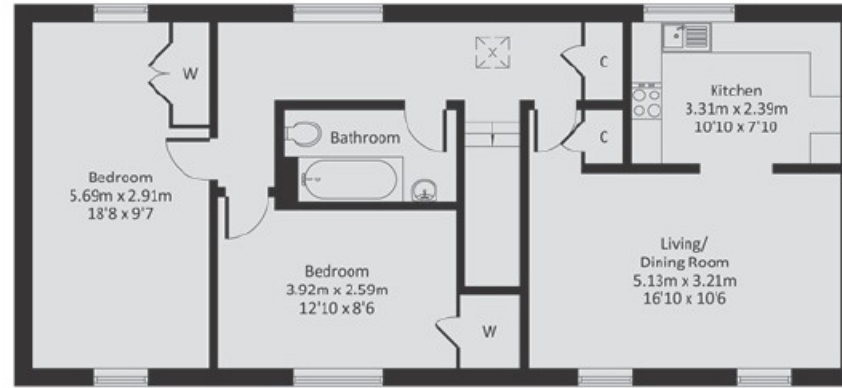


**IMPORTANT NOTICE:** These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.

Approximate Gross Internal Area = 110.90 sq m / 1194 sq ft



Ground Floor



First Floor



**Breckon & Breckon**

est. 1947

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**Oxford city centre**

Tel: 01865 244735 (sales)  
Tel: 01865 201111 (letting)

**Summertown**

Tel: 01865 310300 (sales)  
Tel: 01865 558999 (apartments)

**Headington**

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Tel: 01235 550 550 (sales)  
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**Woodstock**

Tel: 01993 811881 (sales)  
Tel: 01993 810100 (letting)

**Witney**

Tel: 01993 776775 (sales)  
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**Council Tax Band:**

Band C - £2023.57

**Local Authority:**

West Oxfordshire District Council

Energy Efficiency Rating		Source	Notes
2011	A		
2013	B		
2014	C		
2016	D		
2018	E		
2020	F		
2022	G		

For energy efficient - higher ratings, look for...  
England, Scotland & Wales