

64 NEW BRIDGE STREET

WITNEY OX28 1YA

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New Bridge Street is located in the heart of the town close to shops, eateries and River Windrush walks. This superb, first floor apartment offers a welcoming entrance hall light-filled kitchen fitted with a contemporary range of units, integrated oven and hob plus additional space for white goods. The spacious living area with Juliette balcony provides ample space for dining and relaxing. The principal bedroom has a dressing area and ensuite with a modern bathroom serving the second bedroom and this completes this wonderful picture.

Externally, the apartment has allocated parking plus a useful covered bike store. New Bridge Street is a desirable location and this apartment would suit a first home, downsize or lock-up and leave. An appointment to view is highly recommended.



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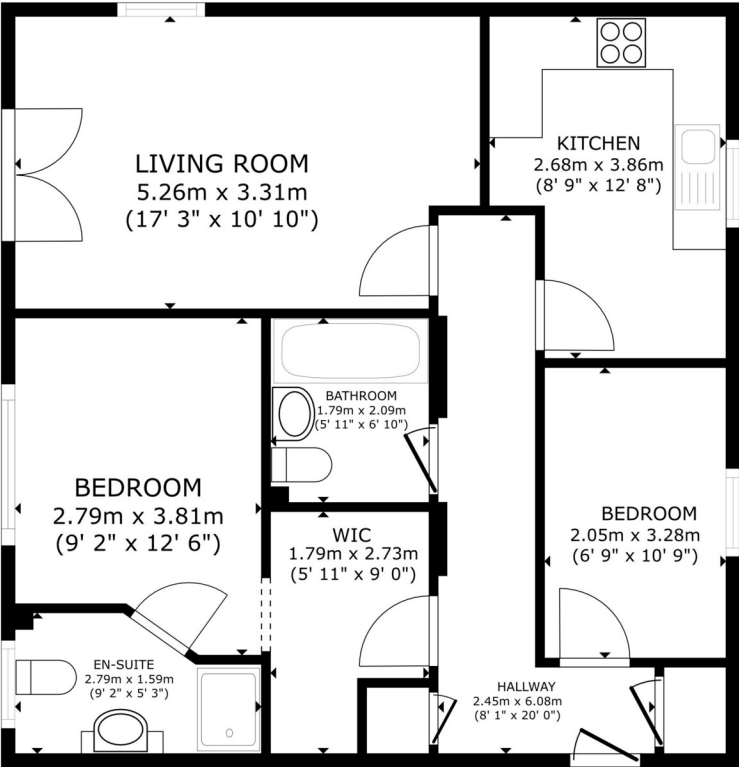


GUIDE PRICE

£240,000







FLOOR PLAN

ENTRANCE

GROSS INTERNAL AREA
FLOOR PLAN 66.9 m² (720 sq.ft.)
TOTAL : 66.9 m² (720 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band B - £1,859.84

Parking:
Allocated parking

Local Authority:
West Oxfordshire District Council

| Energy Efficiency Rating | | Current | Potential |
|---|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 78 | 84 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

LOCATION COMMENT

Witney is a delightful market town historically connected with the wool trade and blanket making. It has an excellent range of shopping and leisure amenities including most of the high street retail brands, as well as a multi-screen cinema, and a fine choice of pub/restaurants. It also has the benefit of plentiful free car parking. The A40 provides a road link to Oxford to the east and Cheltenham to the west. A main line station with a fast London service is at nearby Long Hanborough about five miles away.



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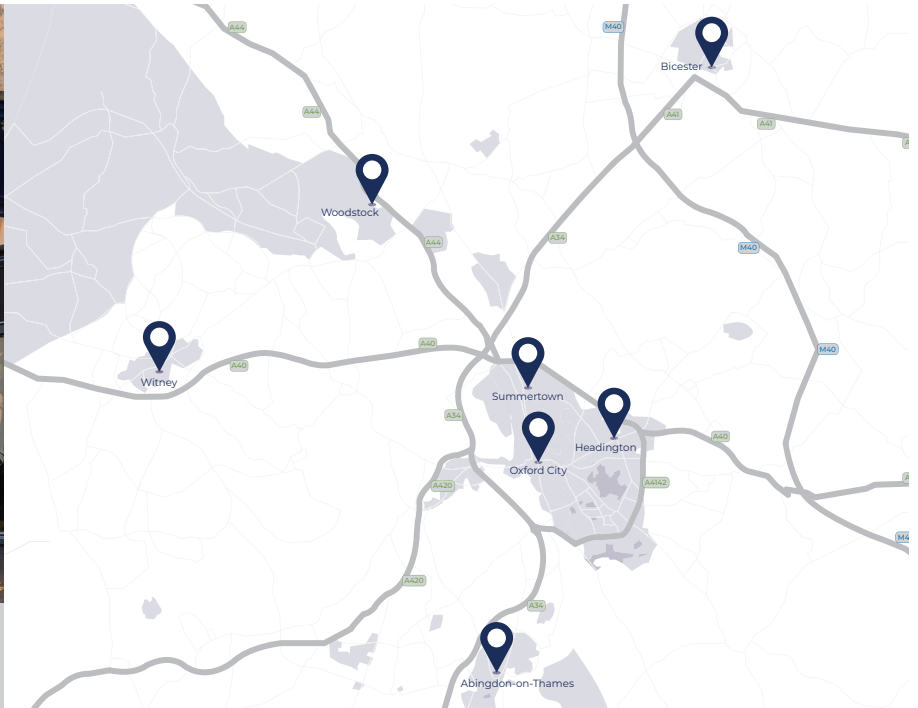
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