

62 CENTENARY WAY

WITNEY OX28 7BB

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Centenary Way sits on the western edge of Witney with easy access to the A40, a main Oxford/Cheltenham bus link, and a short drive to Witney centre. Presented in excellent order throughout this attractive home offers generous accommodation across two floors. The dual aspect sitting room is a lovely space for the family to relax whilst the contemporary kitchen/dining room is fitted with a good range of white units, integrated appliances and space for white goods. There is a breakfast bar plus space for dining table and chairs with a view out to the garden through the French doors. The WC and utility room complete the ground floor picture. There are three bedrooms and two modern bathrooms to the first floor.

Affording a high degree of privacy the rear garden is set with low maintenance in mind and enjoys a patio alfresco entertaining with additional covered seating area for cooler days. Driveway parking leads to a single garage to the side of the property.

GUIDE PRICE

£425,000

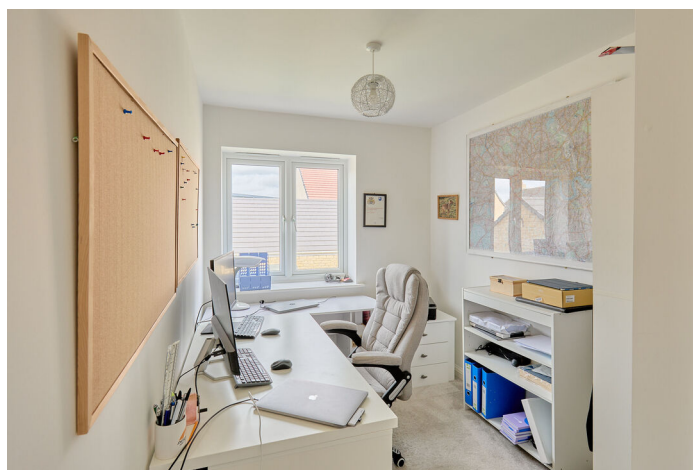
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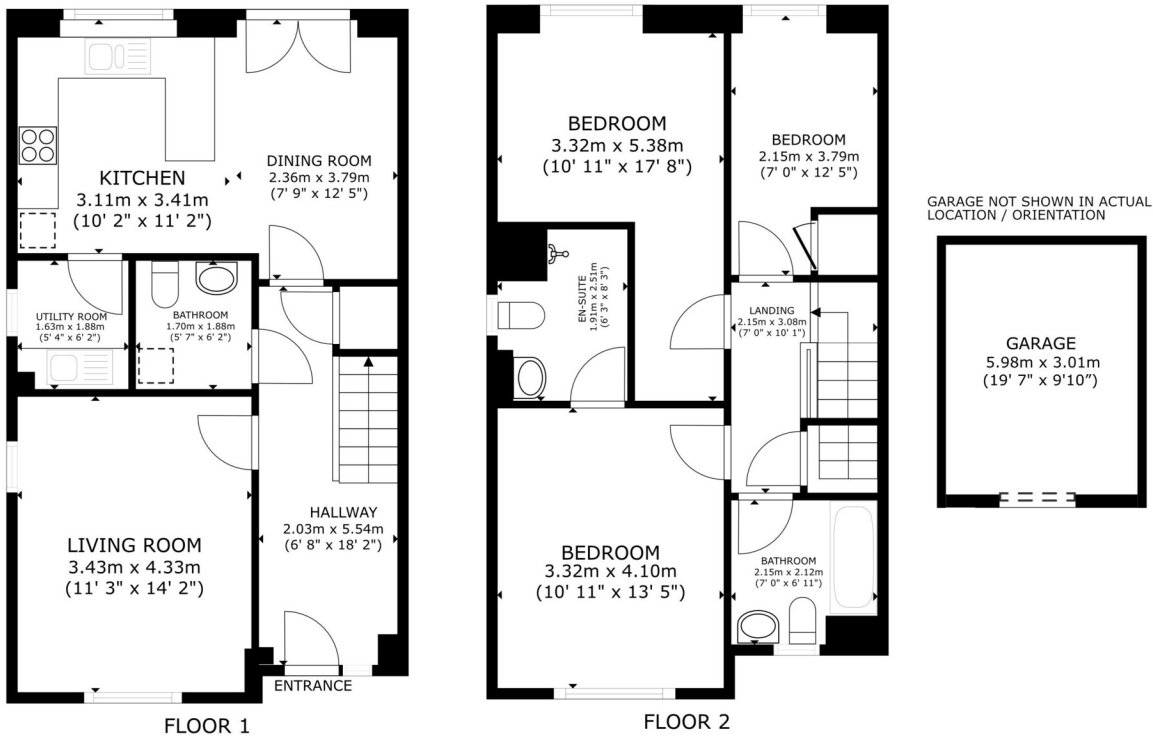
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Enclosed





Centenary Way Floor Plan



GROSS INTERNAL AREA
FLOOR 1 53.3 m² (574 sq.ft.) FLOOR 2 52.5 m² (566 sq.ft.)
TOTAL : 105.9 m² (1,139 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band D - £2,527.43

Parking:
Off-street parking & Garage

Local Authority:
West Oxfordshire District Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	85	
(69-80) C		
(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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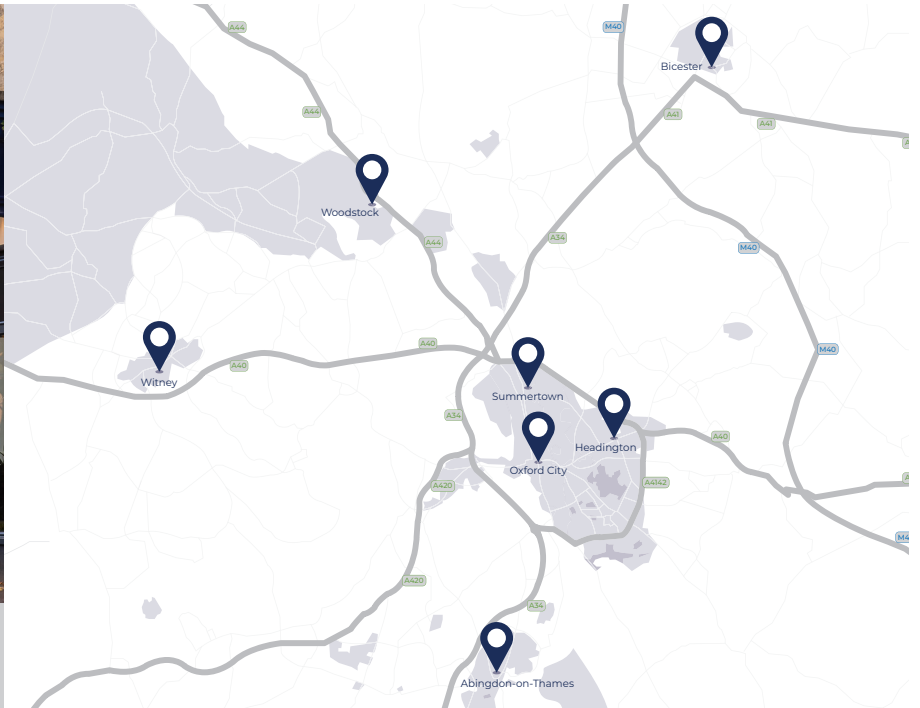
Witney Sales

10 Market Square
Witney
Oxfordshire
OX28 6BB

t: 01993 776 775
e: witney@breckon.co.uk



FROM LEFT: Alexander Chappell,
Julia Briggs, Sarah Thomas,
Madison Peedell, John Bouwer



Summertown

t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

Oxford City Centre

t: 01865 244 735 (sales)
t: 01865 20 1111 (letting)
e: post@breckon.co.uk

Headington

t: 01865 750 200 (sales)
t: 01865 763 999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames

t: 01235 550 550 (sales)
t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

Woodstock

t: 01993 811 881 (sales)
t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

Bicester

t: 01869 24 24 23 (sales & letting)
e: bicester@breckon.co.uk

New Homes

t: 01865 261 222
e: newhomes@breckon.co.uk

Land Team

t: 01865 558 999
e: land@breckon.co.uk

Letting and Property Management

t: 01865 20 1111
e: lettings@breckon.co.uk

Creative Department

t: 01865 310 300
e: creative@breckon.co.uk

Bespoke by Breckon

t: 01865 765 555
e: bespoke@breckon.co.uk



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