

# 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

**£415,000**

 3

 1

 2

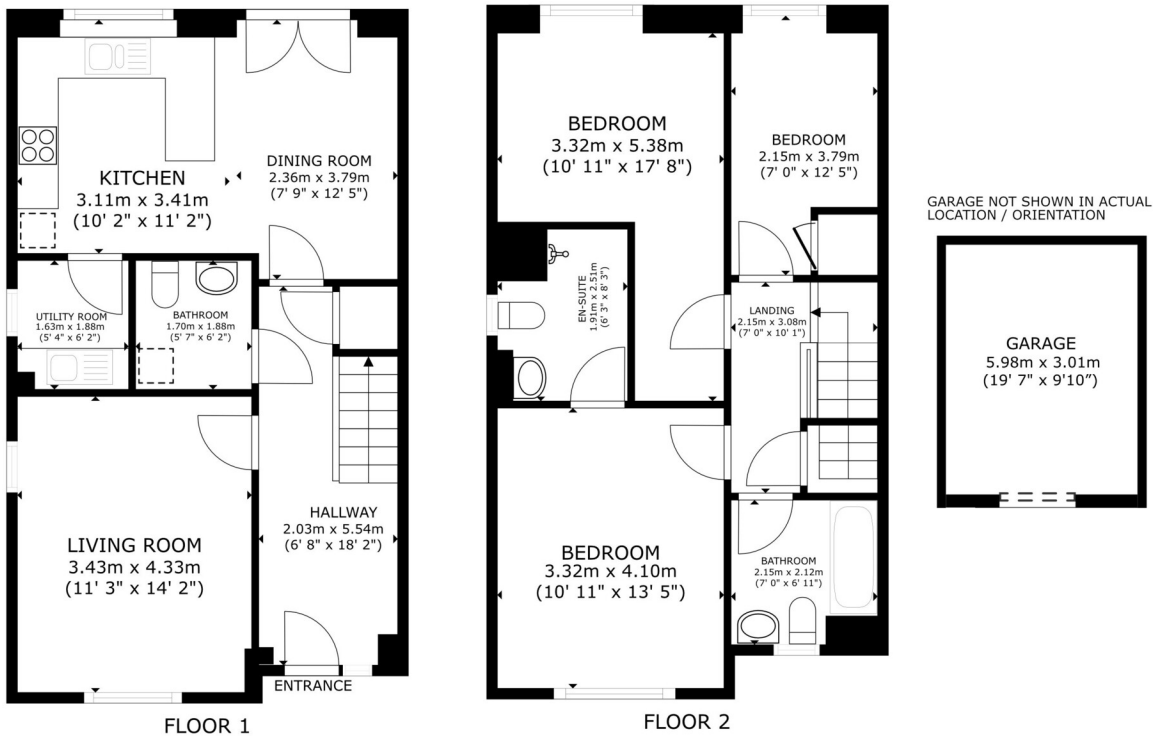
  
Enclosed







# Centenary Way Floor Plan



GROSS INTERNAL AREA  
FLOOR 1 53.3 m<sup>2</sup> (574 sq.ft.) FLOOR 2 52.5 m<sup>2</sup> (566 sq.ft.)  
TOTAL : 105.9 m<sup>2</sup> (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+) <b>A</b>                              |         | 95        |
| (81-91) <b>B</b>                            | 85      |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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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