

# 16 MIRFIELD ROAD

WITNEY OX28 5BA

An excellent, edge of town, family home.

Breckon & Breckon  
est.1947





## 16 MIRFIELD ROAD

**£325,000** GUIDE PRICE



**EPC: D**



Off-street & Garage

**Band C - £2,246.59** COUNCIL TAX

Located close to schools and shops this super family home is presented in excellent decorative order, and offers superb living space across two floors. The modern kitchen is fitted with a good range of units with space for white goods, and the rear door opens to the garden. The sitting room is to the front of the house and provides a lovely room for family relaxing. This in turn flows to a good size dining room with room for table, chairs and freestanding furniture. The conservatory is a wonderful addition offering a lovely spot to enjoy sunny days overlooking the garden. The entrance hall completes the ground floor picture.

Two doubles and one single bedroom are to the first floor, all well served by the refitted, white bathroom suite.

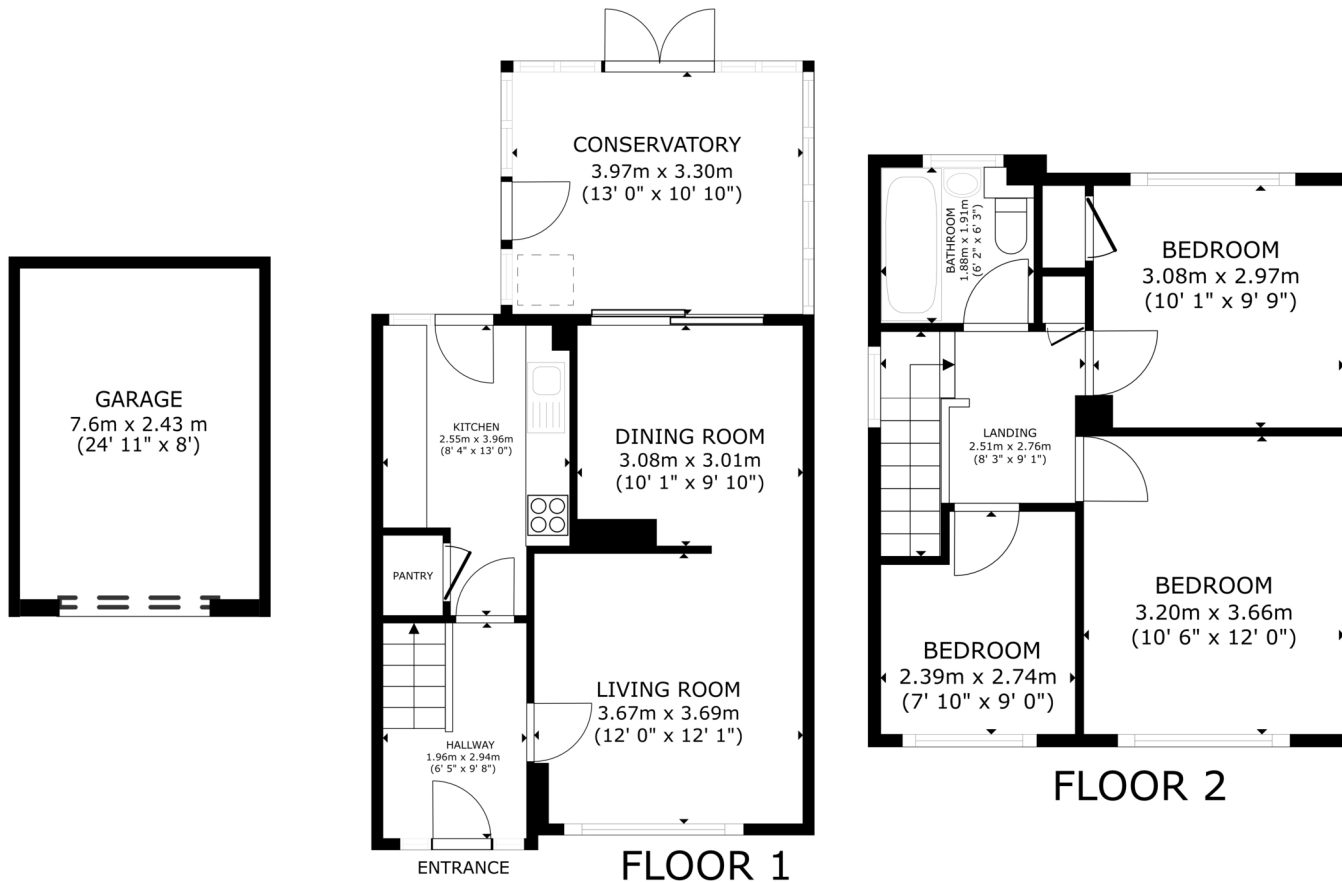
Externally, the rear garden affords a good degree of privacy and offers a safe space for children and pets alike with lawn and patio area for alfresco family dining. Overall, an excellent family home within easy reach of all amenities and with the benefit of a garage and driveway. A viewing is essential to fully appreciate this property.











GROSS INTERNAL AREA (EXC. GARAGE)  
 FLOOR 1 53.1 m<sup>2</sup> (571 sq.ft.) FLOOR 2 38.7 m<sup>2</sup> (417 sq.ft.)  
 TOTAL : 91.8 m<sup>2</sup> (988 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## 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.

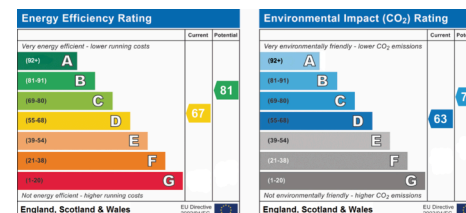
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Scan QR to visit  
 our website.



Important Notice: These details are for information only and do not form part of any offer or contract. Breckon & Breckon do not guarantee that services, heating systems, or appliances are in working order - buyers should seek verification. Floor plan measurements are approximate and for representation only; no responsibility is taken for errors or omissions. Purchasers are advised to consult their surveyor or solicitor for confirmation.