



## Welcome to 10 Millers Mews

A very appealing modern mews style property in a convenient location just a short walk from the many town centre amenities.

An impressive modern attached house enjoying a cul de sac setting within easy reach of the town centre amenities and close to lovely riverside walks.

The generous and nicely presented accommodation comprises entrance hall, cloakroom, a living room with attractive fireplace and double doors accessing the dining room with French doors opening to the garden, kitchen, three bedrooms (two with a double wardrobe), an ensuite shower room and main bathroom. Off road parking for three cars, garage, gas central heating and attractive garden to the side and rear.

Private road annual service charge £370.00.

The property is within Witney Conservation Area.

Council Tax band: E £2,782.41

Tenure: Freehold

EPC Energy Efficiency Rating: C

**Impressive three bedroom attached house**

**Convenient for town centre and riverside walks**

**Sitting room & dining room**

**Kitchen**

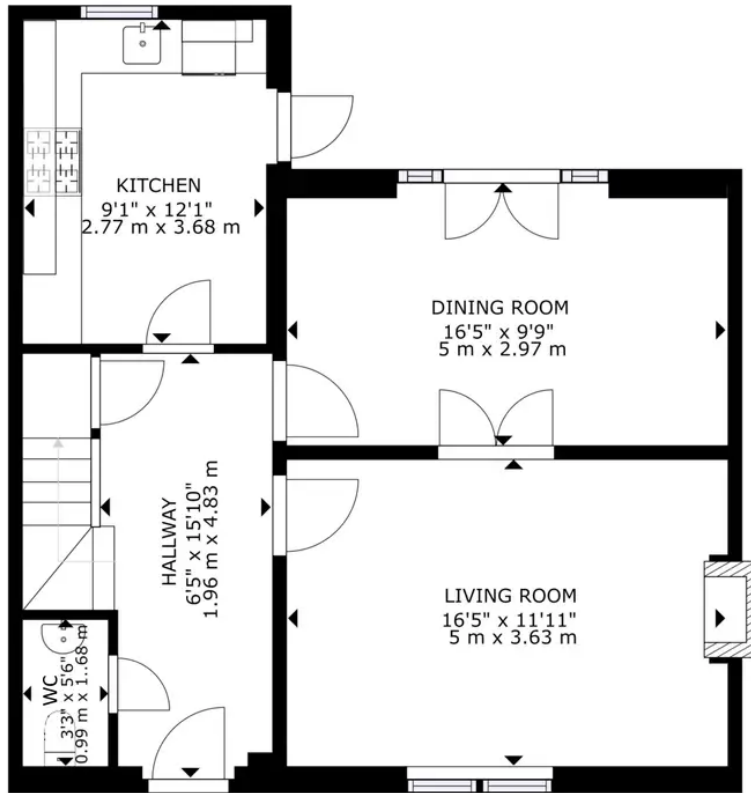
**Bathroom, ensuite & cloakroom**

**Garage & driveway parking**

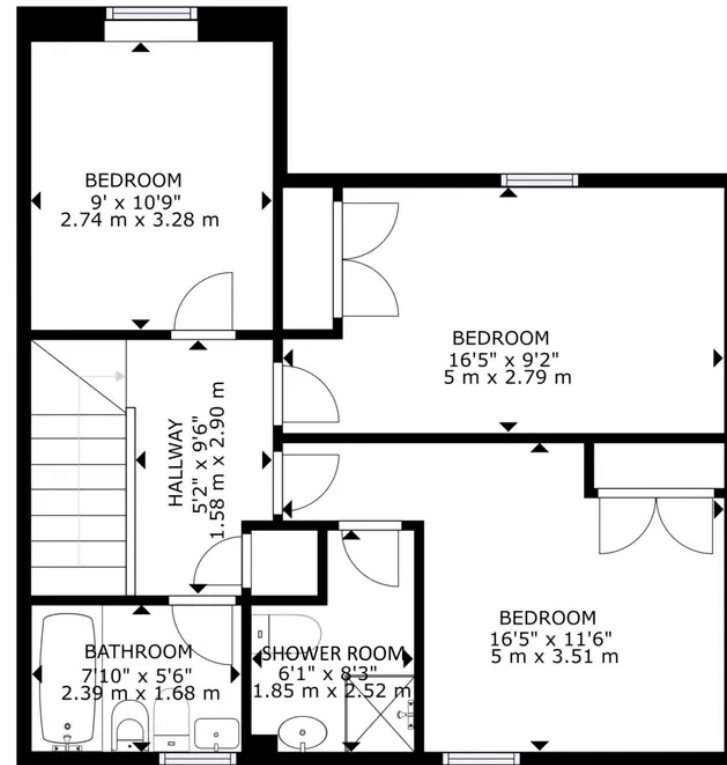
**Attractive garden**







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 639 sq ft, 59.4 m<sup>2</sup>, FLOOR 2: 598 sq ft, 55.51 m<sup>2</sup>  
 TOTAL: 1237 sq ft, 114.91 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# Martyn Cox & Company

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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only