

MARTYN COX
— & COMPANY —



104 Quarry Road, Witney – OX28 1JT

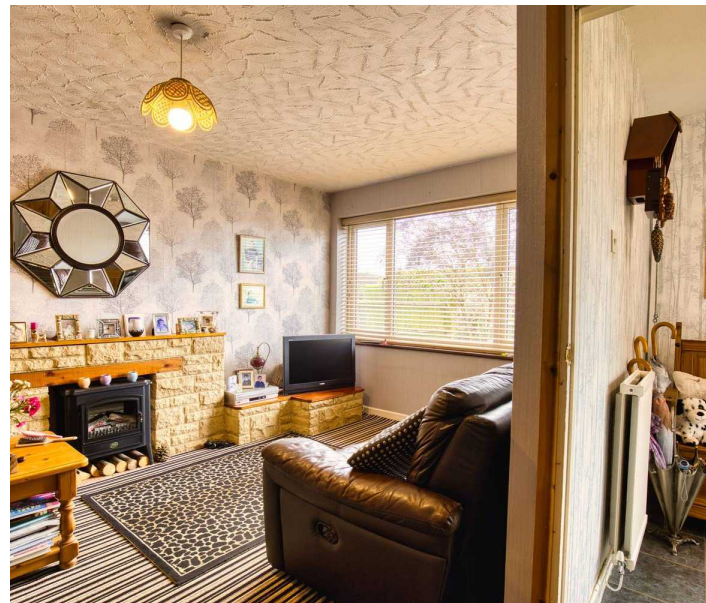
104 Quarry Road, Witney.

A modern three bedroom semi detached family house in a cul de sac setting close to local shops and a primary school.

The accommodation has been extended on the ground floor and briefly comprises entrance hall, a living room, dining area and sitting area with French doors accessing the rear garden, kitchen, rear lobby/laundry area, cloakroom, three bedrooms and a bathroom. Gas central heating, garage, off road parking and rear garden.

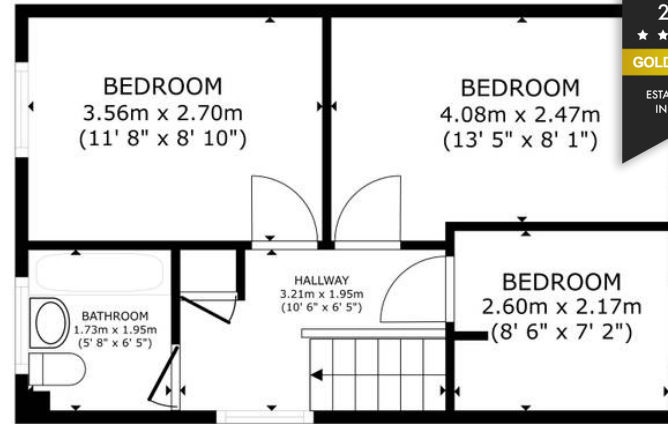
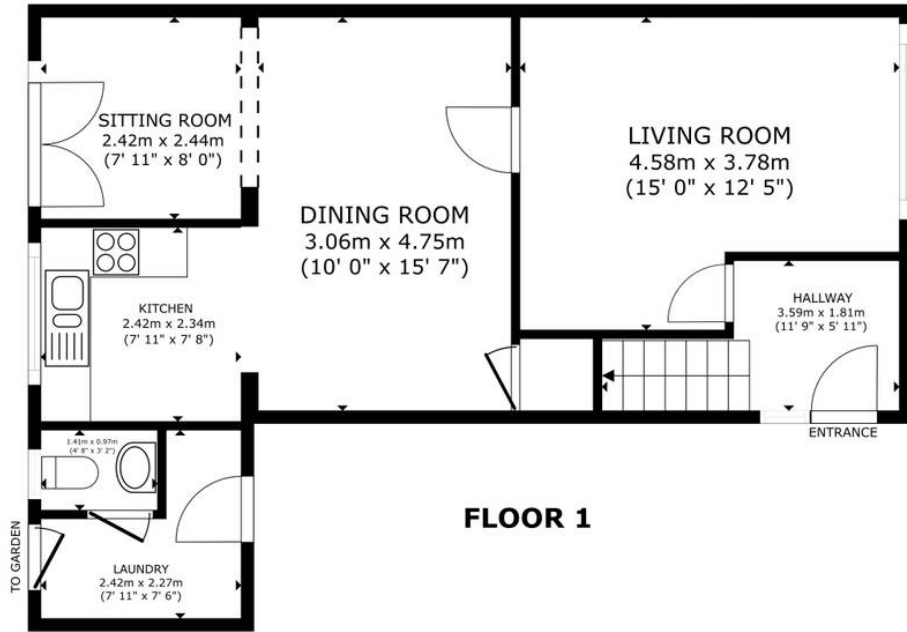
Council Tax band: D. Tenure: Freehold. EPC Rating: D.

Witney is an attractive town steeped in history, with good modern amenities and a bustling community life. There are fine buildings surrounding the ancient Buttercross and a twice weekly market. There are two major health centres in the town with others on the periphery and an excellent choice of primary and secondary schools, including faith schools. Witney Lakes Resort has a golf course, health club and swimming pool and there is also a community leisure centre. The Woolgate Centre and Marriotts Walk together with other smaller shopping areas provide an excellent variety of shops.





104 QUARRY ROAD FLOOR PLAN



GROSS INTERNAL AREA
 FLOOR 1 55.3 m² (595 sq.ft.) FLOOR 2 36.8 m² (396 sq.ft.)
 TOTAL : 92.1 m² (991 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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These particulars are approximate and for illustrative purposes only. They have been prepared in good faith and not intended to be part of an offer or contract. We have not carried out a structural survey and the services, appliances and fittings have not been tested. photos, measurements, floor plans, distances, lease details, services charges and ground rent are given as a guide only.