



5 Jones Mews, Witney OX28 6BT

Draft details - may be subject to alterations. Distances - Witney, Market Square c. 0.2 miles / Oxford c. 14.5 miles / Hanborough Train Station c. 6.3 miles

Favourably situated in the heart of the thriving market town of Witney a short walk from the extensive range of amenities is this first floor apartment converted from a period building around 2017. The good size accommodation includes 2 double bedrooms; each with an ensuite shower room and a spacious 'open plan' living/kitchen area with a good size balcony leading off. There are the further advantages of double glazing, gas (underfloor) heating and an allocated covered parking space on the ground floor of the building. The property is offered 'For Sale' with NO ONWARD CHAIN. NB: Photographs date back to 2021, as tenants are currently in occupation.

THOMAS
MERRIFIELD

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £279,950

www.thomasmerrifield.co.uk

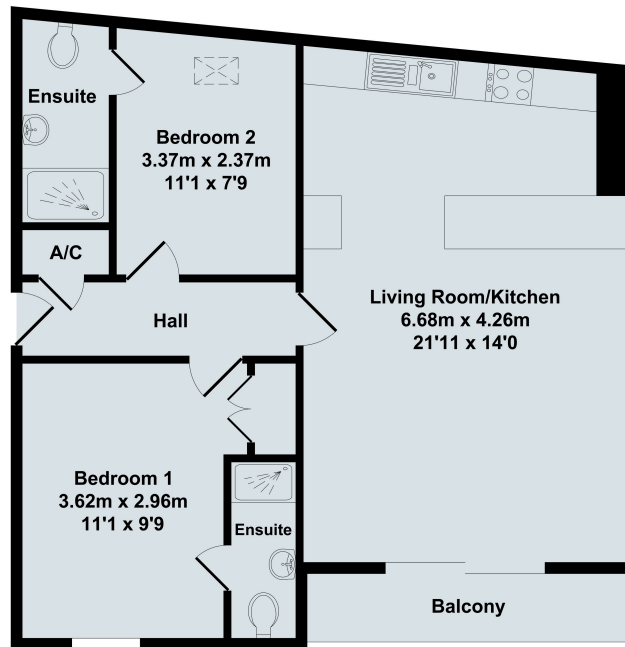


5 Jones Mews, Witney, Oxfordshire OX28 6BT

- Spacious Living Room/Kitchen Area
- 2 Double Bedrooms
- 2 Ensuited
- Entry Phone System
- Close To Town Centre Amenities
- Gas Underfloor Heating
- Double Glazing
- Balcony
- Covered Parking Space
- No Onward Chain

Directions

From our office in Market Square, Witney, proceed along Corn Street. Turn left into The Crofts and then left again (also The Crofts). The property is found on the left hand side. There is a shorter pedestrian route directly off Corn Street. 27D26



Total Approx. Floor Area 57.61 Sq.M. (620 Sq.Ft.)

All items illustrated on this plan are included in the "Total Approx Floor Area"



Local Authority:

WODC Tax Band C. EPC Rating: 79/C.

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

All mains services. Ultrafast broadband available.
Mobile & data: '3'- 83% performance (source: Ofcom).

Tenure:

Leasehold - Lease: 999 years from 2017. Current service charge: £960 pa. Ground rent: Nil.

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

Important Notice

Thomas Merrifield for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
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