



9 Ashcombe Crescent, Witney OX28 6GL

Draft details - may be subject to alterations. Distances: Witney Market Square c. 0.6 miles / Hanborough Rail Station c. 6 miles / Oxford c. 11 miles

Very conveniently situated for the town centre amenities, a 1 bedroom, Freehold, Coach House apartment. The property has its own external entrance and the significant advantage of a garage (currently divided into a work space and storage area). The accommodation benefits from both gas central heating and double glazing and features a cloakroom, good size 'open plan' living/dining/kitchen area, a double bedroom and an ensuite bathroom. Shops and many other facilities are within easy walking distance of the property.

**THOMAS
MERRIFIELD**

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £237,500

www.thomasmerrifield.co.uk

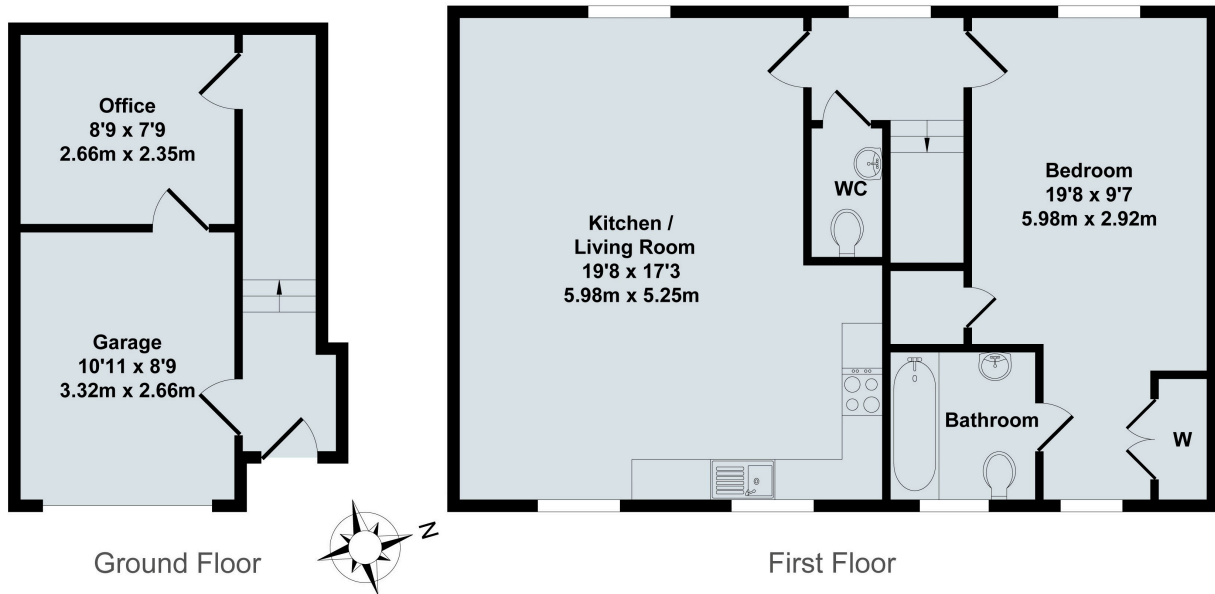


9 Ashcombe Crescent, Witney, Oxfordshire OX28 6GL

- Own External Entrance
- Open Plan Living/Kitchen/Dining Area
- Cloakroom
- Double Bedroom
- Ensuite Bathroom
- Gas Central Heating
- Double Glazing
- Garage (currently divided as store & work space)
- Close to Town Centre Amenities

Directions

From Witney High Street, turn left at the mini-roundabout into Welch Way and then turn right at the lights into Woodford Way. Continue through the next traffic lights and turn right into Ashcombe Crescent and then immediately left. Number 9 is on the left hand side marked by a Thomas Merrifield For Sale board. 01E26



9 Ashcombe Crescent

Total Approx. Floor Area 822 Sq.Ft. (76.40 Sq.M.)

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

Local Authority:

WODC Tax Band :B / EPC Rating: 72/C

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Further Information

All mains services. Ultrafast broadband available.
Mobile & data: '3'- 81% performance (source: Ofcom).
Annual Estate Charge C. £350.00 (tbc)

Tenure:

Freehold

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

Important Notice

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