



Curbridge Road, Ducklington, Witney, OX29 7XP


allen & harris

Welcome to **Curbridge Road, Ducklington, Witney**

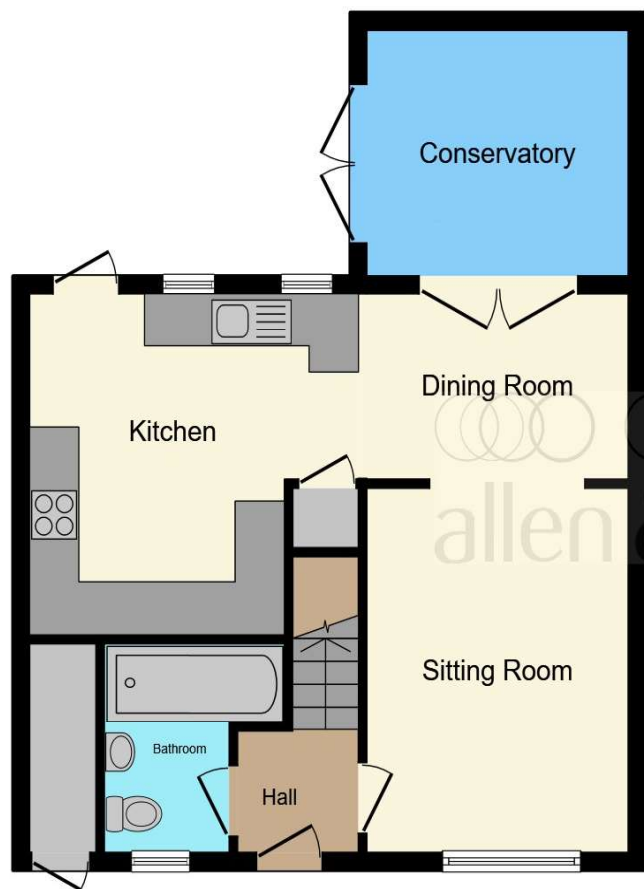
This charming two-bedroom terraced house in Ducklington, Witney, offers comfortable living with a semi-open plan kitchen and reception area, perfect for modern lifestyles.

Enjoy the natural light throughout the home, with the open plan living and conservatory. Step outside to discover your private front and rear gardens, perfect for enjoying outdoor leisure time or weekend barbeques. The rear garden offers a tranquil retreat, while the front garden enhances the property's curb appeal.

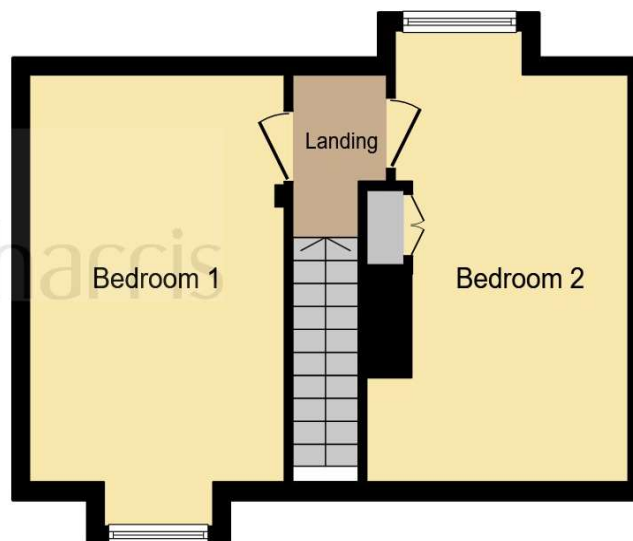
Additionally, this property includes a convenient driveway, providing off-street parking for your vehicles.

Located in Ducklington, this property is close to local amenities, schools, and transport links, making it a perfect choice for those seeking a peaceful yet connected lifestyle.





Ground Floor



First Floor

Entrance Hall

Sitting Room

20' 9" x 10' 4" (6.32m x 3.15m)

Bathroom

Kitchen

12' 7" x 11' 5" extending to 22' 9" MAX (3.84m x 3.48m extending to 6.93m MAX)

Bedroom 1

16' 7" x 9' (5.05m x 2.74m)

Bedroom 2

14' 6" x 10' 5" (4.42m x 3.17m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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- Terraced House
- Double bedrooms
- Conservatory
- Front garden
- Rear garden

Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price
£300,000



View this property online allenandharris.co.uk/Property/WIT106117



Property Ref:
WIT106117 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the
postcode not the actual property


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