



21 Orchard Way, Witney OX28 4EP

Situated close to the town centre is this detached house set in large gardens (plot size 0.2 acre). The property is situated in this appealing location within easy walking distance of schools, and amenities. The accommodation, which is in need of updating, includes an entrance hall, living room, dining room and kitchen, plus 3 bedrooms, a bathroom and double glazing. In addition, there is a garage and driveway parking, and large gardens; a section of which has been allowed to evolve to create a wildlife habitat.

**THOMAS
MERRIFIELD**

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £425,000

www.thomasmerrifield.co.uk

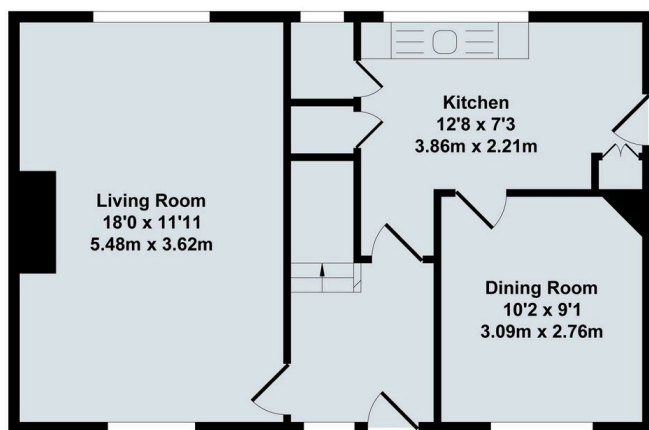


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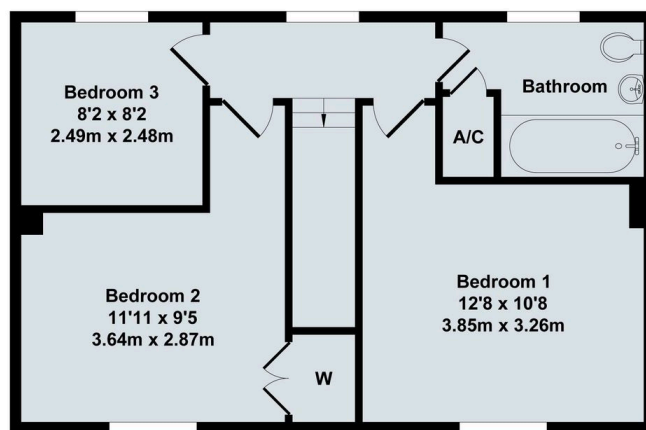
- Entrance Hall
- Living Room
- Dining Room
- Kitchen
- 3 Bedrooms
- Large Gardens Of Approx 0.2 Acre
- Garage & Driveway Parking
- Walkable To The Town Centre
- No Onward Chain

Directions

From Witney, Market Square proceed along Corn Street. Take the third turning on the left into Swinburn Place. This road then becomes Orchard Way. The property is then found on the left hand side. 05J26



Ground Floor



First Floor



21 Orchard Way, Witney

Total Approx. Floor Area 1008 Sq.Ft. (93.60 Sq.M.)

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

Local Authority:

WODC Tax Band D / EPC Rating: 39/E

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Material Information:

All mains are connected. Ultrafast broadband is available. Mobile & Data Signals - outdoor: good for EE, O2, Three & Vodafone.

Tenure:

Freehold

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

Important Notice

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