



15a Burford Road, Witney OX28 6DP

Draft details - may be subject to alterations. Distances - Witney, Market Square c. 0.8 miles / Oxford c. 13.5 miles / Hanborough Train Station c. 6.2 miles
 An extended, non-estate, 3 / 4 bedroom detached house set back in a service road on the highly regarded Burford Road. The good size accommodation benefits from both gas central heating and double glazing and features connecting living room, dining/family room and kitchen areas plus a conservatory, which creates a useful work/leisure area. On the first floor are three bedrooms and the family bathroom, whilst the fourth bedroom (or study) and a shower room are found on the ground floor. There is a large and appealing rear garden, which is nicely established, whilst the good size frontage provides ample driveway parking.



SALES LETTINGS

e. witney@thomasmerrifield.co.uk

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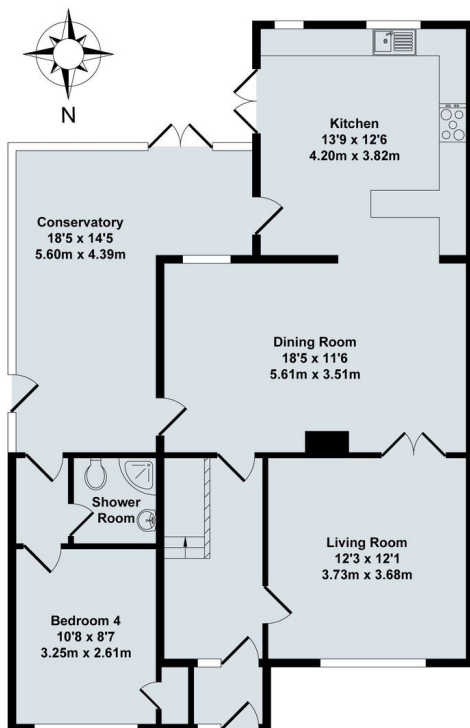
15a Burford Road, Witney OX28 6DP

- Living Room
- Dining/Family Room
- Kitchen
- Conservatory
- Bedroom 4/Study
- 3 Further Bedrooms
- Bathroom & Shower Room
- Double Glazing & GCH
- Large Appealing Garden
- Ample Driveway Parking

Material Information:

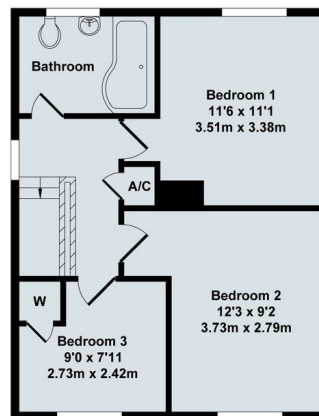
All mains services. Ultrafast broadband available. Mobile & data: '3'-82% performance (source: Ofcom).

Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



Ground Floor

15A Burford Road
Total Approx. Floor Area 1445 Sq.Ft. (134.20 Sq.M.)
 All items illustrated on this plan are included in the "Total Approx Floor Area"



First Floor

Local Authority:

WODC Band D / EPC Rating: 65/D

Contact:

52 Market Square, Witney,
 Oxfordshire, OX28 6AF

Tenure:

Freehold

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