



## 162 Newland, Witney OX28 3JH

Distances - Witney, Market Square c. 1.2 miles (0.7 miles on foot) / Oxford c. 11 miles / Hanborough Train Station c. 5.8 miles  
Tucked away off the main street and offered 'For Sale' with NO ONWARD CHAIN, a 1 bedroom semi-detached cottage with its own garden/parking area. The accommodation benefits from gas central heating and comprises of an open plan living room/kitchen and, on the first floor, the bedroom and a shower room. Witney town centre amenities are within easy reach. The cottage does now require some updating works.



SALES LETTINGS

e. [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

t. 01993 772000

Price £210,000

[www.thomasmerrifield.co.uk](http://www.thomasmerrifield.co.uk)





## 162 Newland, Witney, Oxfordshire OX28 3JH

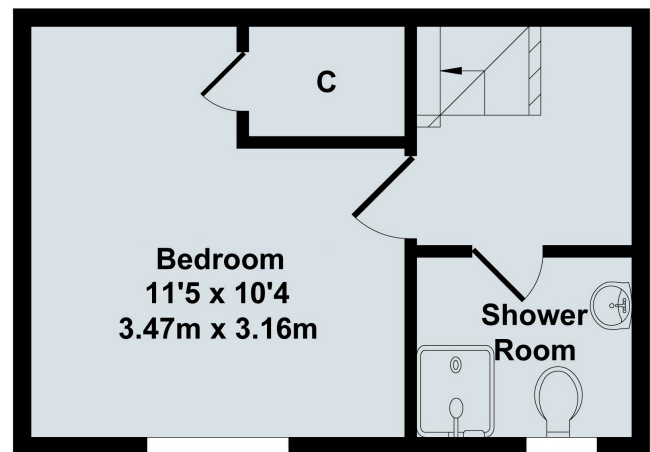
- Living Room/Kitchen Area
- Bedroom
- First Floor Shower Room
- Character Cottage
- Updating Required
- Gas Central Heating
- Tucked Away Off Main Street
- Garden/Parking Area
- Well Placed For Town Centre
- No Onward Chain

All mains services. Broadband: Ultrafast available. Mobile & data: O2 Likely (data limited).

29E25



Ground Floor



First Floor



## 162 Newland, Witney, OX28 3JH

Total Approx. Floor Area 380 Sq.Ft. (35.30 Sq.M.)

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

### Local Authority:

WODC Tax Band: B / EPC Rating: 57/D

### Contact:

52 Market Square, Witney,  
Oxfordshire, OX28 6AF

### Tenure:

Freehold

Tel: 01993 772000

Email: [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

### Important Notice

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