



64 Moorland Road
Witney, Oxfordshire OX28 6LQ

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A spacious and extended 3 bedroom detached family home, conveniently situated in this town centre location. The property is presented in good condition with attractive living space including an entrance hall, living room, dining room, kitchen and a large utility room, plus a conservatory and the advantage of a ground floor shower/cloakroom. To the first floor are 3 bedrooms, including 2 large doubles, and a family bathroom. The property has double glazing and gas central heating and the added benefit of a garage and parking to the front, and a private well established rear garden. The rear has a rear gated access, and there is a small strip of land to the rear included in the sale.

Material Information - sourced via Ofcom:

All mains are connected. Surface water floor risk is medium. Ultrafast broadband is available. Mobile & Data Signals - outdoor: good for EE, O2, Three & Vodafone / indoor: good for EE.

Directions

From Witney town centre proceed along Corn Street, taking the fourth exit at the roundabout onto Welch Way. Take the first left turn into Moorland Road. The property can then be found on the left hand side.

Draft details - may be subject to alterations. 07126





GROUND FLOOR

- Entrance Hall
- Cloakroom/Shower Room
- Living Room
- Dining Room
- Conservatory
- Kitchen
- Utility Room

FIRST FLOOR

- 3 Bedrooms
- Bathroom

Double Glazing

Gas Central Heating

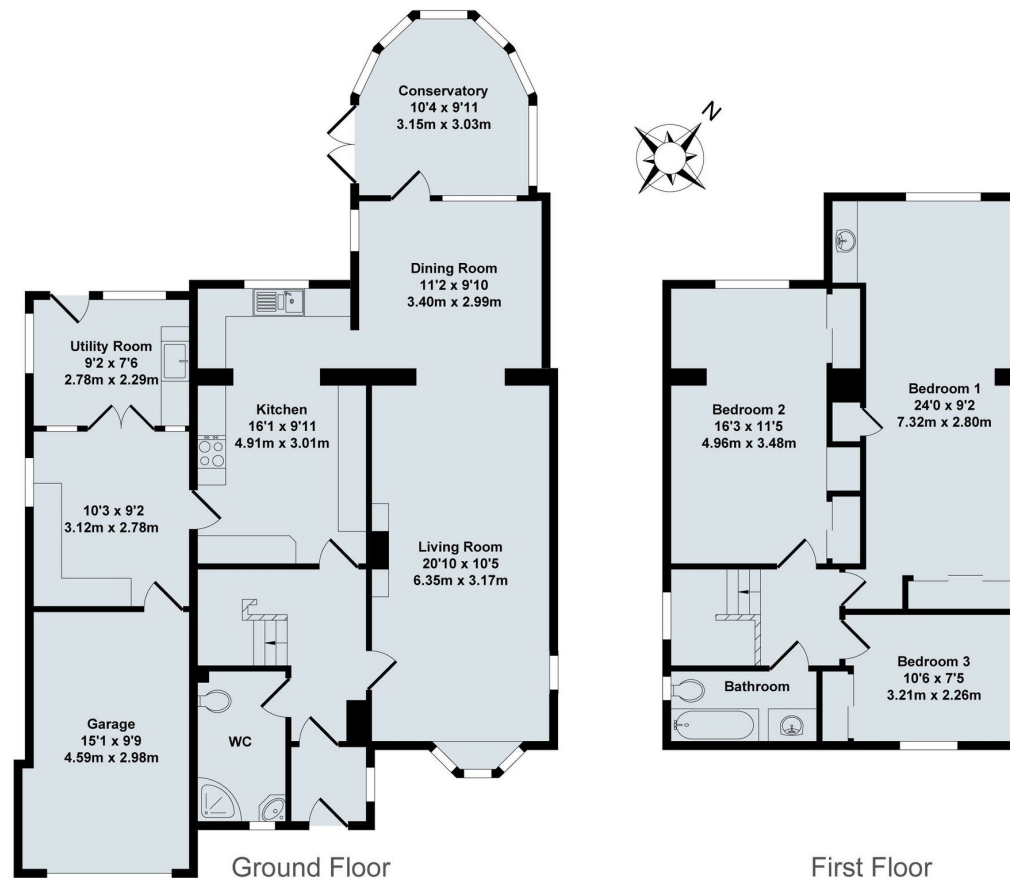
OUTSIDE

- Garage
- Driveway Parking
- Private Well Established Rear Garden

Within Walking Distance Of The Town Centre
NO ONWARD CHAIN

Price £515,000
WODC Tax Band D / EPC Rating: 63/D





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Total Approx. Floor Area 1675 Sq.Ft. (155.60 Sq.M.)

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

Contact:

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