



Abraham Way, Minster Lovell, Witney, OX29 0AY

welcome to

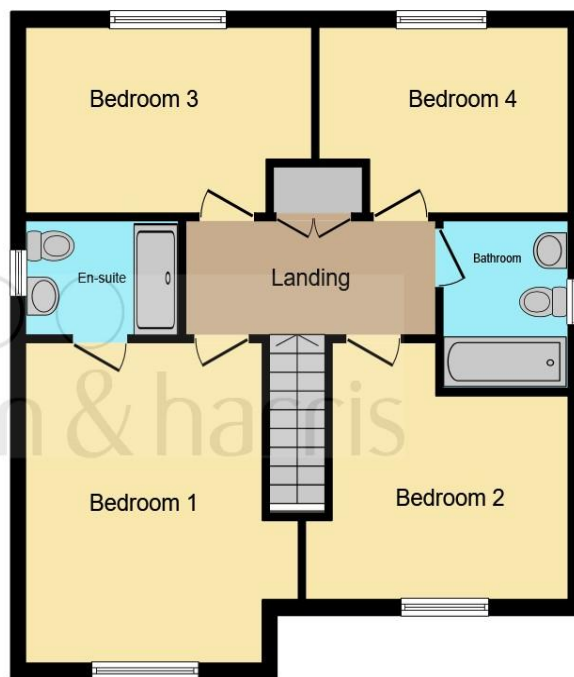
Abraham Way, Minster Lovell Witney

Nestled in a desirable location, this beautifully presented detached home offers spacious, modern living ideal for families seeking comfort and convenience. Boasting four generous double bedrooms, this property has been thoughtfully designed with both style and practicality in mind. Step inside to discover a bright and inviting interior with higher ceilings throughout, creating a wonderful sense of space. The heart of the home is the impressive open plan kitchen diner, complete with integrated appliances and perfect for entertaining or enjoying family meals. A separate living room offers a cosy retreat, while a downstairs study provides a quiet space for working from home.

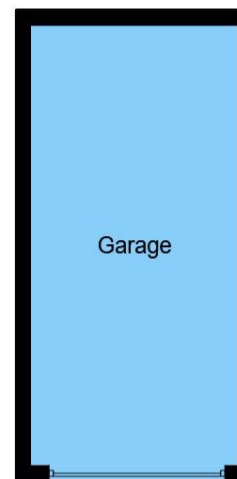




Ground Floor



First Floor



Garage

Study

6' 8" x 6' 6" (2.03m x 1.98m)

Lounge

11' 1" x 16' 3" (3.38m x 4.95m)

Kitchen

10' 9" x 25' 5" (3.28m x 7.75m)

Bedroom One

11' 8" x 8' (3.56m x 2.44m)

Bedroom Two

13' 3" x 7' 9" (4.04m x 2.36m)

Bedroom Three

12' 2" x 12' 5" (3.71m x 3.78m)

Bedroom Four

14' 8" x 12' 9" (4.47m x 3.89m)

W/C

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

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

welcome to

Abraham Way, Minster Lovell Witney

- NO ONWARD CHAIN
- Detached House
- Four Double Bedrooms
- Master with an En-Suite
- Driveway and Garage
- Excellent School Catchment Location

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

guide price

£570,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/WIT106495



Property Ref:
WIT106495 - 0004

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.


allen & harris



01993 705915



witney@allenandharris.co.uk



54 Market Square, WITNEY, Oxfordshire, OX28 6AF



allenandharris.co.uk