



3 Millis Road, Brize Meadow, Carterton OX18 1PN

Draft details - may be subject to alterations. Distances: Witney Market Square c. 5.7 miles / Oxford c. 16 miles / Hanborough Rail Station c. 11.7 miles

Built in 2022 by Bloor Homes, a 3 bedroom semi-detached house with a large, pleasant garden and driveway parking (adjacent to the house) for c. 2 vehicles. The well laid out accommodation benefits from both gas central heating and double glazing and includes a hall, cloakroom, living room, kitchen/breakfast room and a utility area. In addition to the family bathroom, there is an ensuite shower room to the master bedroom.



SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £339,950

www.thomasmerrifield.co.uk

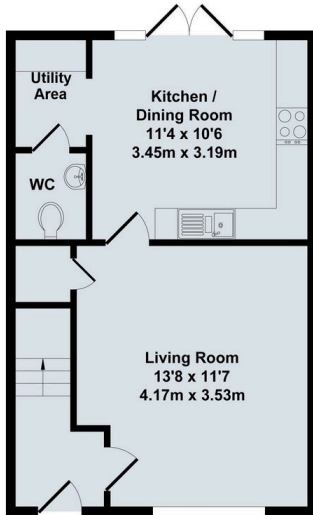


3 Millis Road, Brize Meadow, Carterton, Oxfordshire OX18 1PN

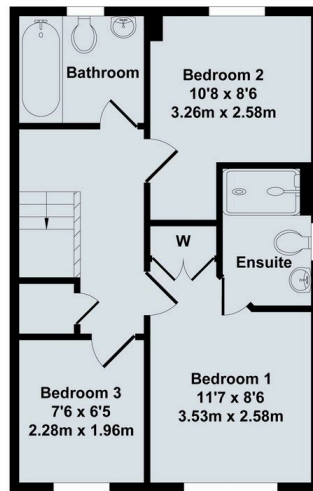
- Entrance Hall
- Living Room
- Kitchen/Breakfast Room
- Utility Area
- Cloakroom
- 3 Bedrooms
- Ensuite & Family Bathroom
- Double Glazing & GCH
- Large Pleasant Garden
- Adjacent Driveway For c. 2 Vehicles

Directions

Approach Carterton via Monahan Way (B4477) and proceed over the first roundabout. After Bluebell Way (on the right-hand side), turn left into Miles Drive. Continue to a crossroads and turn right into Millis Road. Number 3 is found on the left hand side marked by a Thomas Merrifield For Sale board.
22F26



Ground Floor



First Floor

3 Millis Road, Brize Meadow
Total Approx. Floor Area 751 Sq.Ft. (69.80 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"



Local Authority:

WODC Tax Band C
EPC Rating: 83/B

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Further Information

All mains services. Ultrafast broadband available.
Mobile & data: 'EE'- 83% performance (Source: Ofcom).

Tenure:

Freehold

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

Important Notice

Thomas Merrifield for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if travelling some distance.