



46 Langdale Gate
Witney, Oxfordshire OX28 6EY

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An individual 3 bedroom end terrace, 3 storey property, quietly situated right in the heart of Witney town centre, in this attractive and desirable location, only a few minutes walk to the shops and facilities. The property is extremely well presented, has a large attached garage and driveway parking, plus a pretty west facing rear garden, which is well established and private. The accommodation includes an entrance hall, cloakroom, kitchen/dining/sitting room on the ground floor overlooking the rear garden. The first floor includes a living room, and the main bedroom with ensuite shower room. Both the living room and main bedroom have direct access onto the west facing wraparound balcony overlooking the rear garden. On the second floor there are 2 further bedrooms and a bathroom, and in addition there is gas central heating and double glazing. An early viewing is advised.

Material Information - sourced via Ofcom:

All mains are connected. Ultrafast broadband is available. Mobile & Data Signals - outdoor: good for EE, O2, Three and Vodafone. Indoor: good for EE, Three and Vodafone.

Directions

From our office in Market Square, proceed along Langdale Gate. Turn right into Langdale Gate (also) and take the first turning on the right and the property is found on the left hand side.

Draft details - may be subject to alterations. 21G26





GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen/Dining/Sitting Room

FIRST FLOOR

Living Room

Bedroom

Balcony Off Living Room & Bedroom

Ensuite

SECOND FLOOR

2 Bedrooms

Family Bathroom

Double Glazing

Gas Central Heating

OUTSIDE

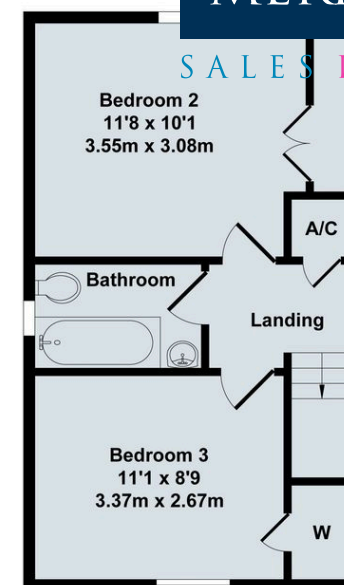
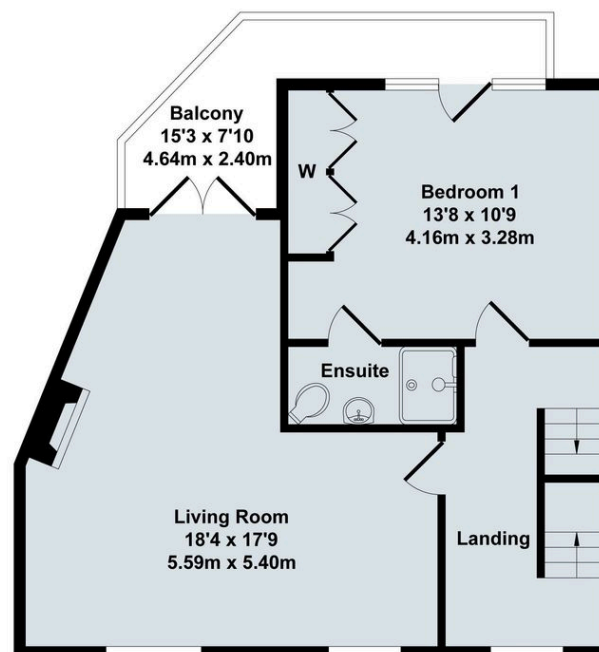
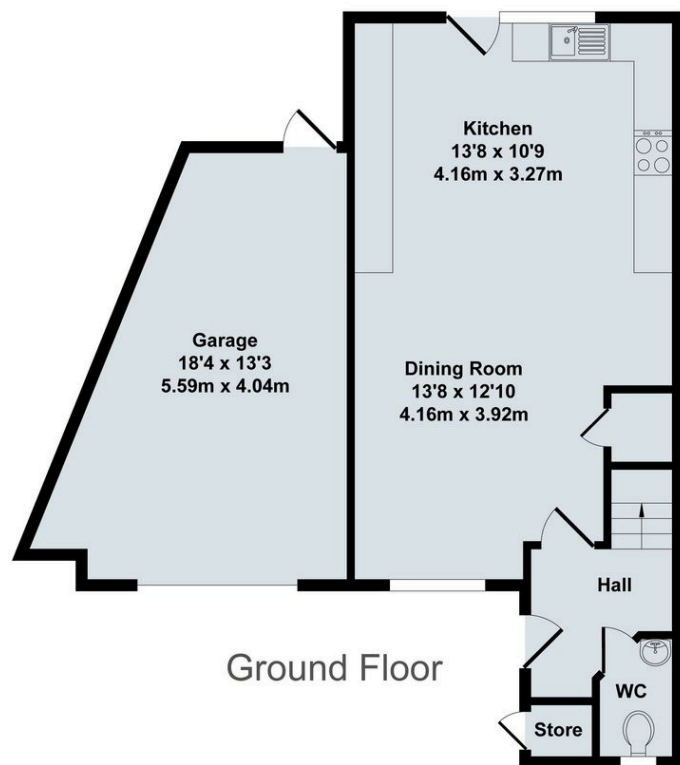
Lovely Private West Facing Garden

Garage

Driveway Parking



**Offers In Excess Of £540,000 Freehold
WODC Tax Band E / EPC Rating: tbc**



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Total Approx. Floor Area 1380 Sq.Ft. (128.20 Sq.M.)

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

Contact:

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