



## 28 Broadway Close, Witney OX28 5GG

A very appealing 3 double bedroom three storey home, situated on the sought after Deer Park development, within walking distance of amenities. The property is extremely well presented with a reduced garage (with an electric roller door), driveway parking and a lovely rear garden. Attractive accommodation, set over 3 floors, includes an entrance hall, large kitchen/dining room overlooking the rear garden, and a cloakroom, plus a lovely size living room and bedroom 3 on the first floor, and 2 bedrooms and a bathroom on the second floor, plus triple glazing and gas central heating.

**THOMAS  
MERRIFIELD**

SALES LETTINGS

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

t. 01993 772000

**Price £375,000**

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



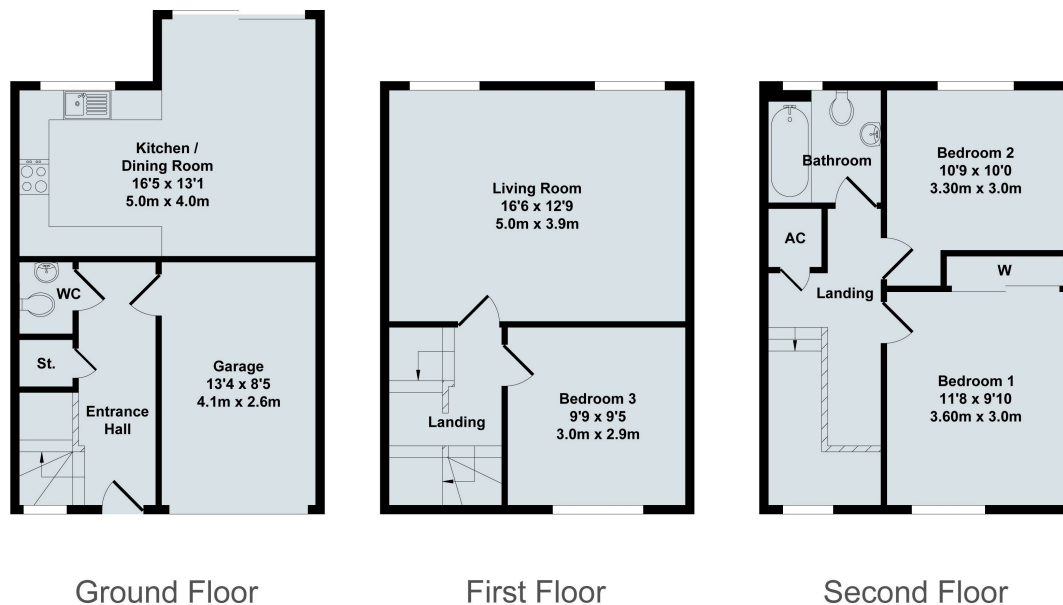


## 28 Broadway Close, Witney, Oxfordshire OX28 5GG

- Entrance Hall
- Cloakroom
- Kitchen/Dining Room
- Living Room
- 3 Bedrooms
- Bathroom
- Double Glazing & GCH
- Rear Garden
- Reduced Garage
- Driveway Parking

Material Information - sourced through Ofcom  
All mains services are connected. Broadband - standard, superfast & ultrafast are available. Mobile & Data Signals: outdoor - good for EE, O2 & Vodafone. Indoor - good for O2 & Vodafone.

23A26



**28 Broadway Close**  
Total Approx. Floor Area 1119 Sq.Ft. (103.9 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"

**Local Authority:**  
WODC Tax Band D. EPC Rating: 75/C

**Contact:**  
52 Market Square, Witney,  
Oxfordshire, OX28 6AF

**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.