



51 Perrott Close, North Leigh OX29 6RU

Draft details - may be subject to alterations. Distances: Witney Market Square c. 3.4 miles / Hanborough Rail Station c. 3.4 miles / Oxford c. 11 miles
Pleasantly situated in a cul-de-sac within this popular village, a 2 bedroom link-detached bungalow, offered 'For Sale' with NO ONWARD CHAIN. The accommodation benefits from both gas central heating (new boiler installed in 2025) and double glazing and includes a kitchen/dining room, a living room and a shower room. There is a glazed side passage which leads to a conservatory, which has been added to the rear. There is driveway parking for 2 vehicles and also an attached garage, whilst the rear garden is of generous size and is particularly appealing, being nicely established.



SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £365,000

www.thomasmerrifield.co.uk

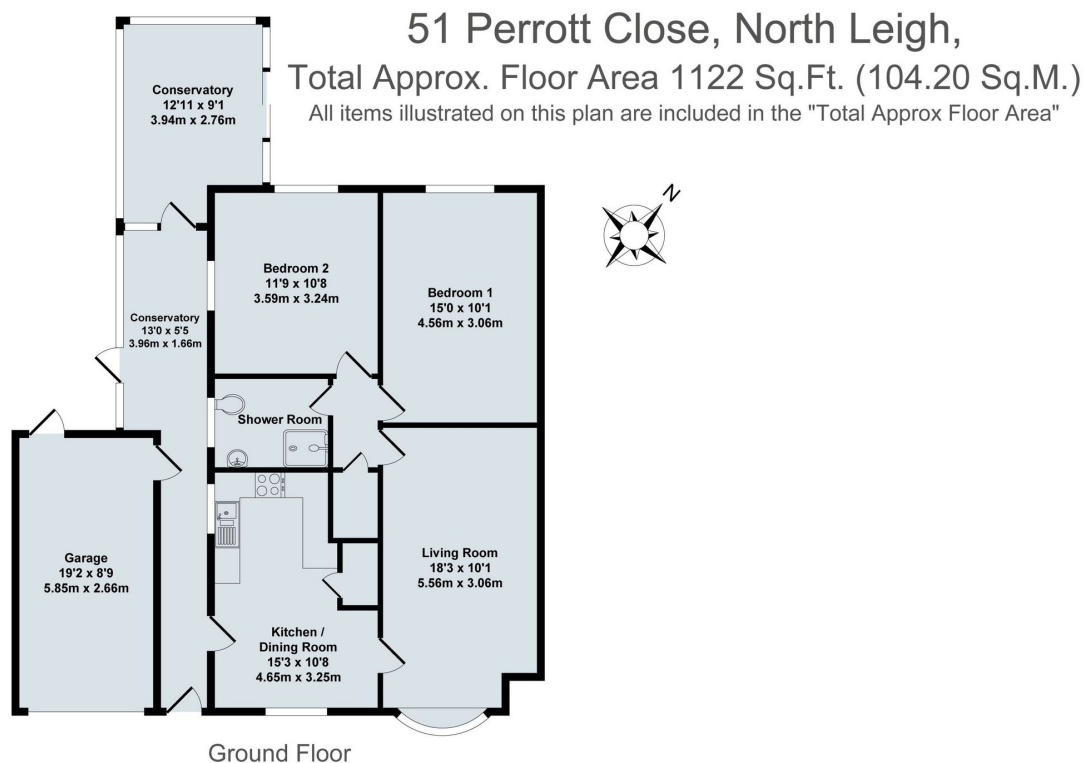


51 Perrott Close, North Leigh, Oxfordshire OX29 6RU

- Entrance Hall
- Living Room
- Kitchen/Dining Room
- Conservatory
- 2 Double Bedrooms & Shower Room
- GCH (New Boiler 2025)
- Double Glazing
- Garage & Driveway
- Good Size, Appealing Garden
- No Onward Chain

Directions

From Witney (A4095). Proceed to North Leigh taking the first left into Common Road. Continue towards the end of this road and turn left into Perrott Close. Proceed to the end of the cul-de-sac and the property is found on the left-hand side marked by a Thomas Merrifield For Sale board.
30G26



Local Authority:

WODC Tax Band: D
EPC Rating: 63/D

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Material Information: All mains services. Ultrafast broadband is available. Mobile & data: EE and Vodafone: 70% performance (source: Ofcom). Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

Tenure:

Freehold

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

Important Notice

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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.
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