

1 NEW LEYS COURT

CURBRIDGE ROAD, WITNEY OX28 7NP



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Breckon & Breckon
est.1947

GUIDE PRICE £270,000



Nestled among Cedar trees and Conifers this beautifully presented ground floor apartment is set back from the road and approached via a leafy private driveway. The accommodation comprises an entrance hall with storage, spacious living/kitchen area with doors opening onto a private garden, principal bedroom with ensuite and second bedroom served by a modern bathroom.

Externally, there is a private decked area and easy maintained garden with a further area of communal garden and allocated parking.

AGENTS COMMENT

Close to a main Witney/Oxford bus link and with no onward chain, this apartment has been freshly decorated with new carpets and is ready to move into.

 2  1  2

 **Private patio & Communal Area**





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OX28 6BB

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e: witney@breckon.co.uk

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t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

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t: 01865 20 1111 (letting)
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t: 01865 750 200 (sales)
t: 01865 763 999 (letting)
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t: 01235 554 040 (letting)
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New Homes
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e: newhomes@breckon.co.uk

Land Team
t: 01865 558 999
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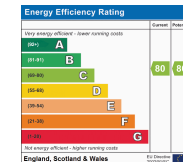
Creative Department
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Bespoke by Breckon
t: 01865 765 555
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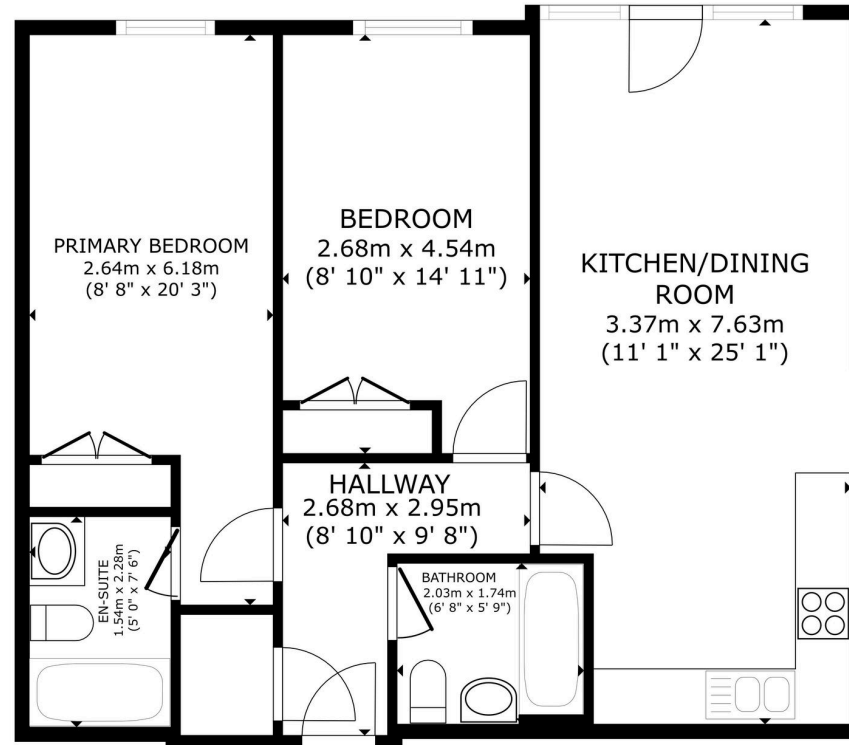
John Bower Local Director

For an **up-to-date** valuation, please call me, I'd love to **help** you move.



Council Tax
Band C £2,246.59

IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their services corner with property, heating systems to ensure the accuracy of the floor plans contained here. Measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.



GROSS INTERNAL AREA
FLOOR PLAN 67.3 m² (725 sq.ft.)
TOTAL : 67.3 m² (725 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.