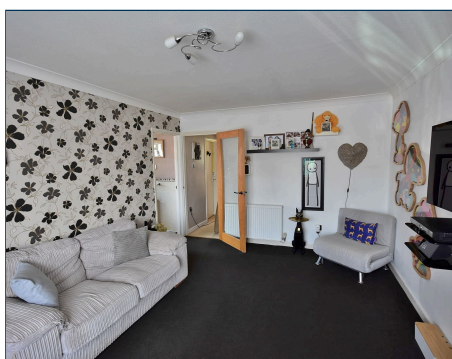




55 Quarry Road, Witney OX28 1JS

Draft details - may be subject to alteration

A 2 bedroom semi detached bungalow, set in very large and private gardens. The property has been extended offering very appealing and flexible accommodation, and includes a garage and parking. There is gas central heating and double glazing, and the living space includes a living room, kitchen, and 2 bedrooms plus a shower room. A stunning wrap around conservatory/orangery has been added to provide extra living space, and which enjoys a pleasant view over the gardens.

**THOMAS
MERRIFIELD**

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £335,000

www.thomasmerrifield.co.uk

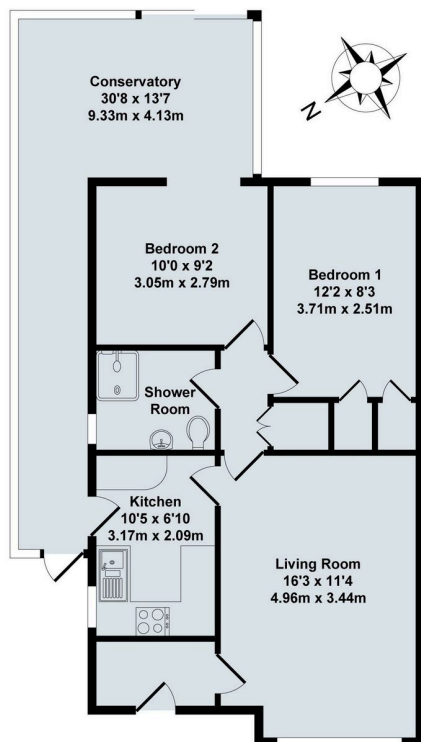


55 Quarry Road, Witney, Oxfordshire OX28 1JS

- Living Room
- Kitchen
- Wrap Around Conservatory/Orangery
- 2 Bedrooms
- Shower Room
- Gas Central Heating
- Double Glazing
- Garage & Parking
- Large Private Gardens
- Popular Location

Directions

From Witney town centre proceed along Langdale Gate, turning left at the roundabout onto Witan Way. Follow this road along to the traffic lights, turning right onto High Street. Proceed over the mini roundabout onto Bridge Street. Turn left at the roundabout mini roundabout onto West End. Follow this road along, proceeding straight over at the mini roundabout onto Crawley Road. Continue along, taking the second right into Quarry Road. Turn second left into the close, and number 55 can be found in the corner. 15J26



55 Quarry Road
Total Approx. Floor Area 795 Sq.Ft. (73.90 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

Local Authority:

Council Tax Band C
EPC Rating: 67/D

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Material Information - sourced from Ofcom:

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

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.
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