



86 QUEEN EMMAS DYKE

WITNEY OX28 4DX



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Breckon & Breckon
est.1947

GUIDE PRICE £325,000



Ideally positioned within walking distance of the town centre, schools and parks, this family home is being sold with no onward chain. The property has been a long-term rental and although it is in need of a refresh throughout, it is a super family home offering a great opportunity for the new owner to refurbish to their style. The kitchen is fitted with a range of units with ample space for white goods and the generous living/dining room offers plenty of room for both relaxing and dining with doors opening out to a patio area. A second reception enjoys an abundance of natural light through the bay window. There are three bedrooms, bathroom and separate WC to the first floor.

The garden is enclosed and ready for a budding gardener to create a lovely area to enjoy sunny days. Its prime location places it close to local amenities and transport links, making it an ideal choice for those seeking convenience and accessibility.

AGENTS COMMENT

Whether you are a growing family looking for your next home or an investor searching for a property with strong rental potential, this house presents a rare opportunity in a sought-after area.

 **3**  **2**  **1**

 **Enclosed**





Every office has access to **every buyer** registered across our network of seven offices.

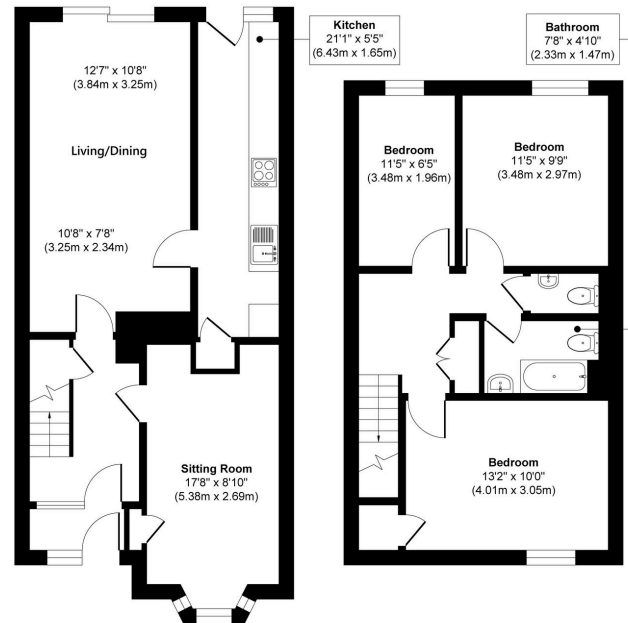
Sharing a single database of buyers ensures maximum exposure for our clients.

Witney Sales

10 Market Square
Witney Oxfordshire
OX28 6BB

t: 01993 776 775
e: witney@breckon.co.uk

86 Queen Emmas Dyke Witney OX28 4DX
Approximate Gross Internal Area 104.24 sq.m / 1122 sq.ft



Ground Floor
Approximate Floor Area
615 sq.ft
(57.14 sq.m)

First Floor
Approximate Floor Area
507 sq.ft
(47.10 sq.m)

Illustration for identification purpose only, measurements are approximate, not to scale.

Summertown
t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

Oxford City Centre
t: 01865 244 735 (sales)
t: 01865 20 1111 (letting)
e: post@breckon.co.uk

Headington
t: 01865 750 200 (sales)
t: 01865 763 999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames
t: 01235 550 550 (sales)
t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

Woodstock
t: 01993 811 881 (sales)
t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

Bicester
t: 01869 242 423 (sales & letting)
e: bicester@breckon.co.uk

New Homes
t: 01865 261 222
e: newhomes@breckon.co.uk

Land Team
t: 01865 558 999
e: land@breckon.co.uk

Letting and Property Management
t: 01865 20 1111
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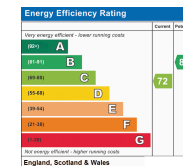
Creative Department
t: 01865 310 300
e: creative@breckon.co.uk

Bespoke by Breckon
t: 01865 765 555
e: bespoke@breckon.co.uk



John Bouwer Local Director

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



Council Tax

Band C - £2,358.03

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 surveyor with property, heating systems at 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.



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