







22 Farmington Drive, Witney OX28 5GJ

Distances - Witney, Market Square c. 1.9 miles / Hanborough Station c. 7.8 miles / Oxford c. 12.8 miles

A well presented and tastefully improved 1 bedroom 'attached' house with a modest-size but appealing and well stocked (adjoining) garden. The accommodation benefits from both gas central heating and double glazing and features a conservatory, which is located off the living room. The bedroom enjoys a double aspect and is of generous size, whilst the first floor bathroom has been refitted in recent times. A parking space is found immediately beyond the garden and is therefore in a very convenient position.

THOMAS MERRIFIELD
SALES LETTINGS
e. witney@thomasmerrifield.co.uk
t. 01993 772000
www.thomasmerrifield.co.uk

Price £225,000

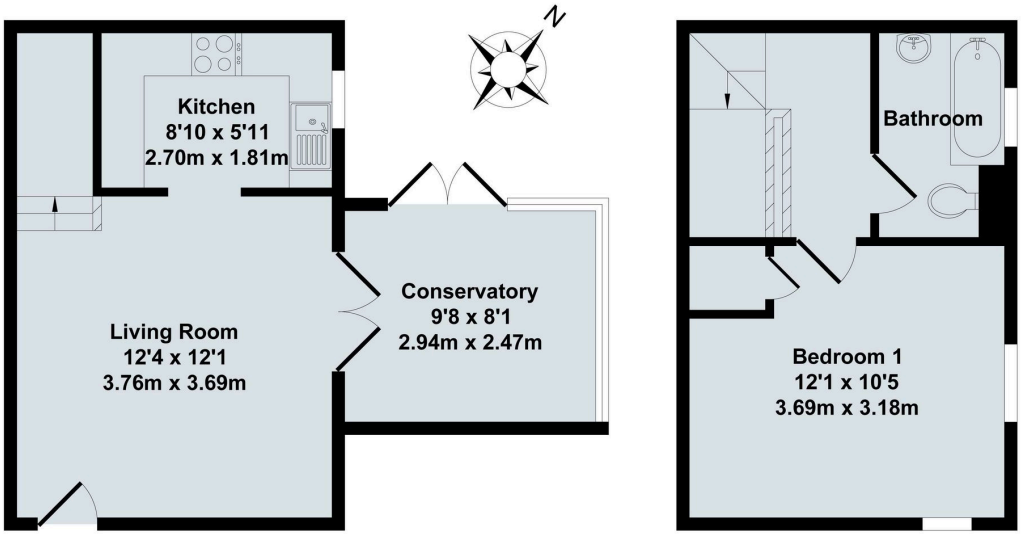





22 Farmington Drive, Witney, Oxfordshire OX28 5GJ

- Living Room
- Kitchen
- Conservatory
- Double Aspect Bedroom
- Refitted Bathroom
- Double Glazing
- Gas Central Heating
- Modest Size Garden
- Adjacent Parking Space
- Popular Deer Park Development

All mains services. Ultrafast broadband is available. Mobile & data: '3'- 82% performance (Source: Ofcom). 08G26



Ground Floor First Floor

22 Farmington Drive

Total Approx. Floor Area 533 Sq.Ft. (49.50 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Local Authority:

WODC Tax Band B / EPC Rating: 71/C

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

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

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