



## 26 South Lawn, Witney OX28 5HX

A well presented 3 bedroom semi detached house, situated in this popular location within walking distance of the town centre. The property has attractive accommodation to include an entrance hall, living room, dining room, kitchen, 3 bedrooms and a bathroom, plus double glazing to all but one window, and gas central heating. There is a large south west facing rear garden, gravel driveway parking to the front and a large storage shed.

**THOMAS  
MERRIFIELD**

SALES LETTINGS

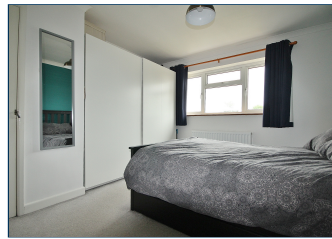
e. [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

t. 01993 772000

**Offers In Excess Of £375,000**

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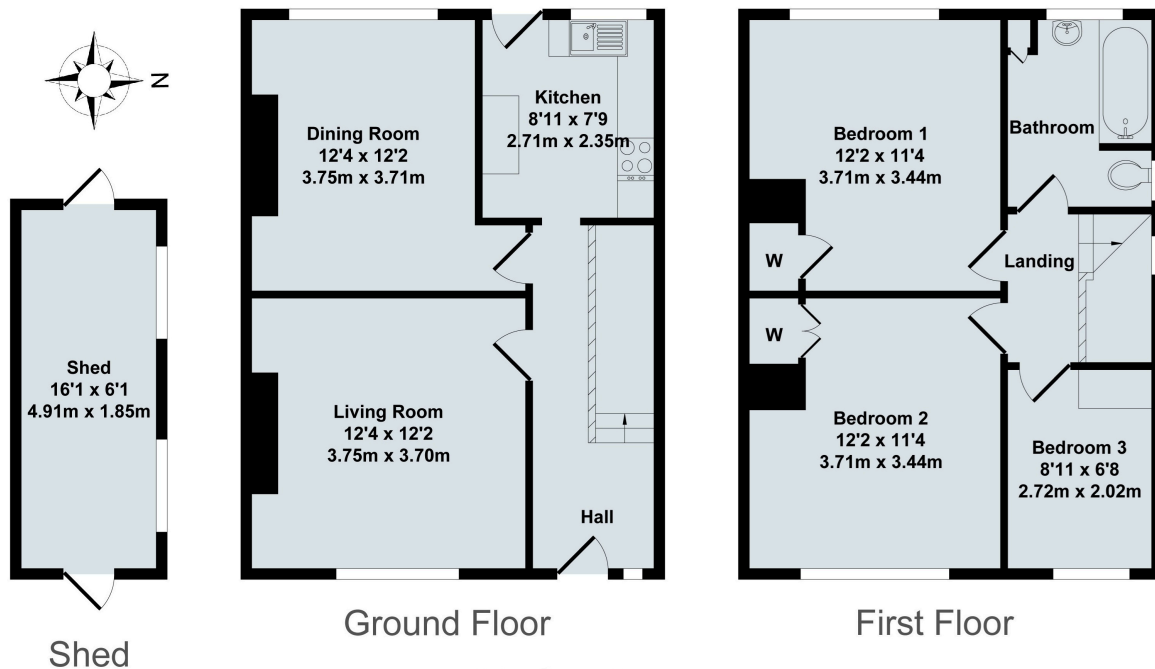


## 26 South Lawn, Witney, Oxfordshire OX28 5HX

- Entrance Hall
- Living Room
- Dining Room
- Kitchen
- 3 Bedrooms & Bathroom
- Majority Double Glazed
- Gas Central Heating
- South West Facing Garden
- Driveway Parking
- Within Walking Distance Of Town Centre

All mains are connected.  
Ultrafast Broadband is available.  
Mobile & Data Signals - outdoor is likely for EE, O2, Three & Vodafone. Indoor is limited for EE, O2, Three & Vodafone.

Properties built pre-2000 may contain asbestos in certain materials used in their construction. 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. Please note that the guttering and down pipes could be made with asbestos. 21G25



**26 South Lawn**  
Total Approx. Floor Area 999 Sq.Ft. (92.84 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"

### Local Authority:

WODC Tax Band D / EPC Rating: 63/D

### Contact:

52 Market Square, Witney,  
Oxfordshire, OX28 6AF

### Tenure:

Freehold

Tel: 01993 772000

Email: [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

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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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