



60 Pensclose
Witney, Oxfordshire OX28 2EQ

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A well maintained and very tastefully presented, link-detached house favourably situated in this highly regarded, no-through road and within easy reach of the town centre amenities, schools and bus services. The accommodation benefits from both gas central heating (new boiler fitted in 2022) and double glazing. There are 2 separate reception rooms, a large and airy kitchen/breakfast room and 4 good bedrooms. In addition to the first floor bathroom there is a ground floor shower room. There are attractive, nicely established gardens and the further benefit of an attached garage (currently divided but would easily revert).

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

Distances

Witney, Market Square c. 0.9 miles (on foot) / Hanborough Train Station c. 5.8 miles / Oxford c. 10.5 miles / Burford c. 7.9 miles

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.

Draft details - may be subject to alterations. 09F26





GROUND FLOOR

Entrance Hall

Shower Room

Living Room

Dining Room

Kitchen/Breakfast Room

FIRST FLOOR

Landing

4 Bedrooms

Bathroom

Gas Central Heating - new boiler installed 2022

Double Glazing

OUTSIDE

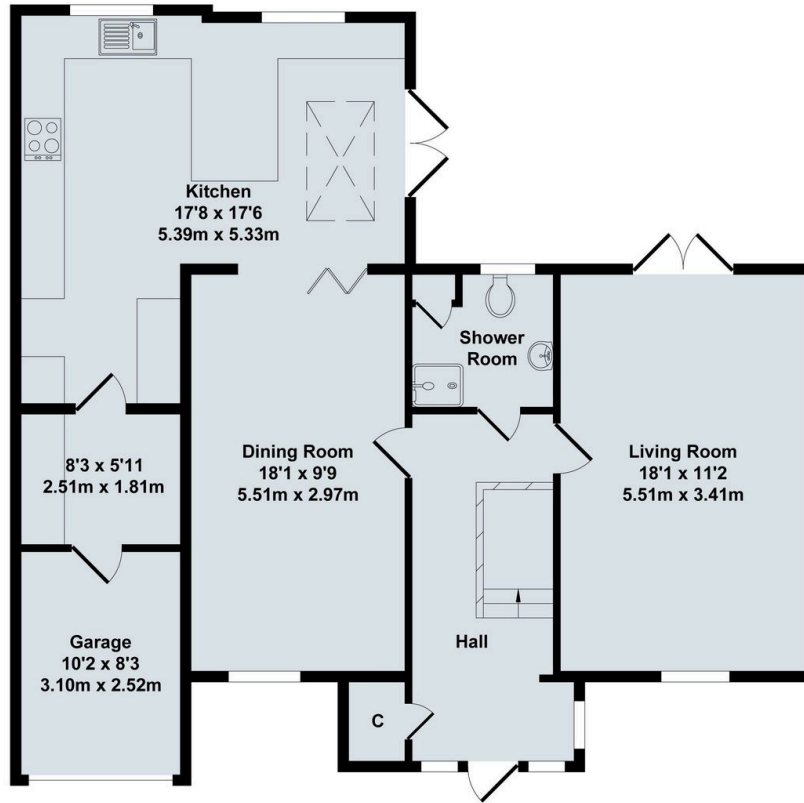
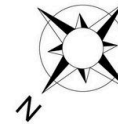
Garage (currently divided but would revert relatively easily)

Driveway Parking

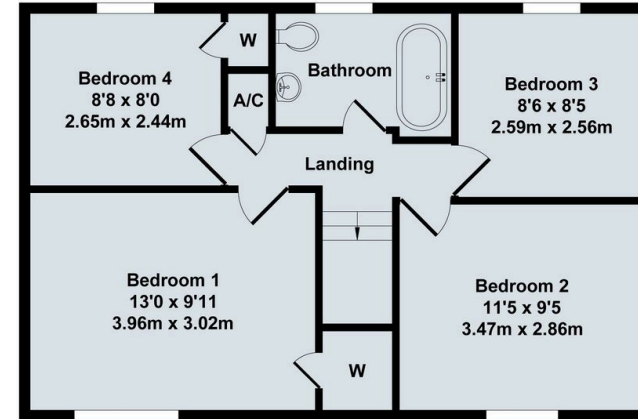
Attractive Nicely Established Gardens

Guide Price £600,000 Freehold
WODC Tax Band E / EPC Rating: 84/B





Ground Floor



First Floor

60 Pensclose

Total Approx. Floor Area 1434 Sq.Ft. (133.20 Sq.M.)

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

Contact:

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