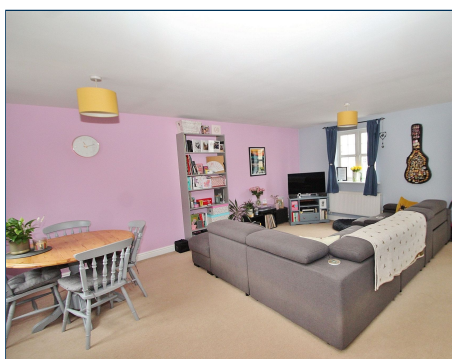




9 Ashcombe Crescent, Witney OX28 6GL

Distances: Witney Market Square c. 0.6 miles / Hanborough Rail Station c. 6 miles / Oxford c. 11 miles

Very conveniently situated for the town centre amenities, a 1 bedroom, Freehold, Coach House apartment. The property has its own external entrance and the significant advantage of a garage (currently divided into a work space and storage area). The accommodation benefits from both gas central heating and double glazing and features a cloakroom, good size 'open plan' living/dining/kitchen area, a double bedroom and an ensuite bathroom. Shops and many other facilities are within easy walking distance of the property.

THOMAS
MERRIFIELD

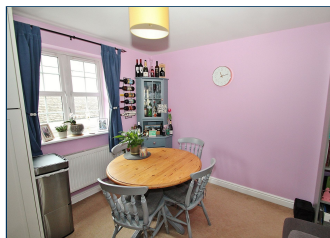
SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £229,950

www.thomasmerrifield.co.uk

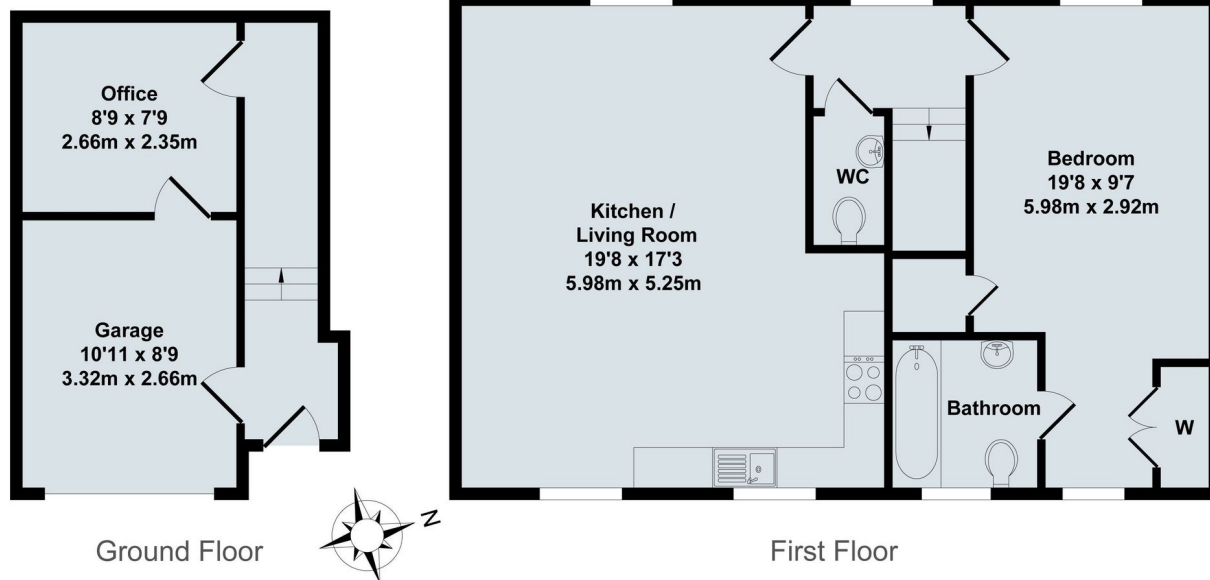


9 Ashcombe Crescent, Witney, Oxfordshire OX28 6GL

- Own External Entrance
- Open Plan Living/Kitchen/Dining Area
- Cloakroom
- Double Bedroom
- Ensuite Bathroom
- Gas Central Heating
- Double Glazing
- Garage (currently divided as store & work space)
- Close to Town Centre Amenities

Directions

From Witney High Street, turn left at the mini-roundabout into Welch Way and then turn right at the lights into Woodford Way. Continue through the next traffic lights and turn right into Ashcombe Crescent and then immediately left. Number 9 is on the left hand side marked by a Thomas Merrifield For Sale board. 20G26



9 Ashcombe Crescent

Total Approx. Floor Area 822 Sq.Ft. (76.40 Sq.M.)

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

Local Authority:

WODC Tax Band :B / EPC Rating: 72/C

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Further Information

All mains services. Ultrafast broadband available.
Mobile & data: '3' - 81% performance (source: Ofcom).
Annual Estate Charge C. £350.00 (tbc)

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.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if travelling some distance.