



56 Burwell Meadow  
Witney, Oxfordshire OX28 5JQ



## 56 Burwell Meadow, Witney, Oxfordshire OX28 5JQ

A very light and spacious 3 bedroom semi detached house, situated in an attractive position in the popular Burwell Meadow development. The property is presented in excellent condition throughout, and includes an entrance hall, a contemporary open plan layout with a living room, large kitchen/dining room, and a separate utility room, together with 3 bedrooms, a bathroom, double glazing and gas central heating. The property was refurbished in 2023, which included a new gas boiler, and the refitting of the kitchen and bathroom. To the side of the property is a reduced garage for storage, and to the front is driveway parking and a white shingle area suitable for parking an additional vehicle, plus an enclosed rear garden with a lawn and patio. Available for sale with no onward chain. Council Band C. EPC Rating: 63/D.

Material Information - sourced from Ofcom:

All mains are connected. Flood Risk: from surface water - low. Ultrafast broadband is available. Mobile & Data Signals: outdoor - good for EE, O2, Vodafone & Three.

### Directions

From Witney, proceed along Corn Street, turning left at the roundabout onto Ducklington Lane. Proceed along to the traffic lights, turning right onto Thorney Leys Road. Take the first right turn into Burwell Meadow, then right again into the first close. The property can then be found on the left hand side.

Draft details - may be subject to alterations. 27G26







GROUND FLOOR

Entrance Hall

Living Room

Kitchen/Dining Room

Utility Room

FIRST FLOOR

3 Bedrooms

Bathroom

Double Glazing

Gas Central Heating

OUTSIDE

Garage (storage only)

Driveway Parking & Additional Parking To The

Front

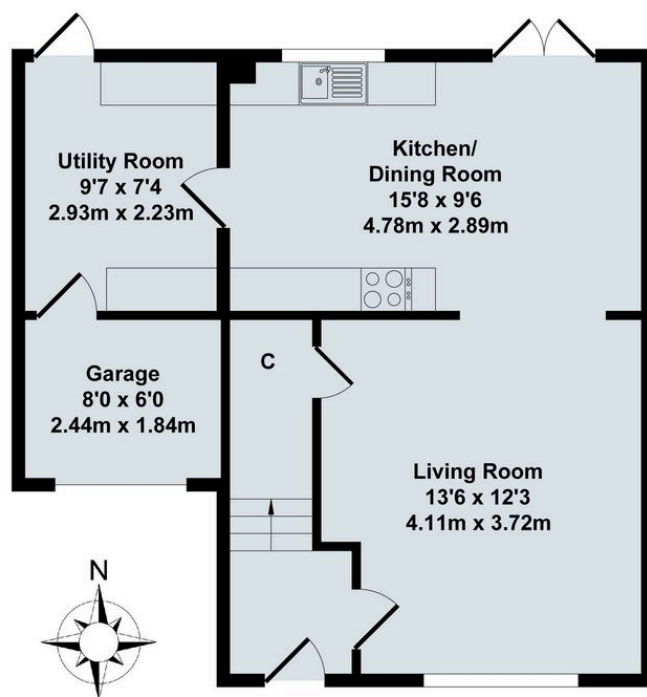
Enclosed Rear Garden

NO ONWARD CHAIN

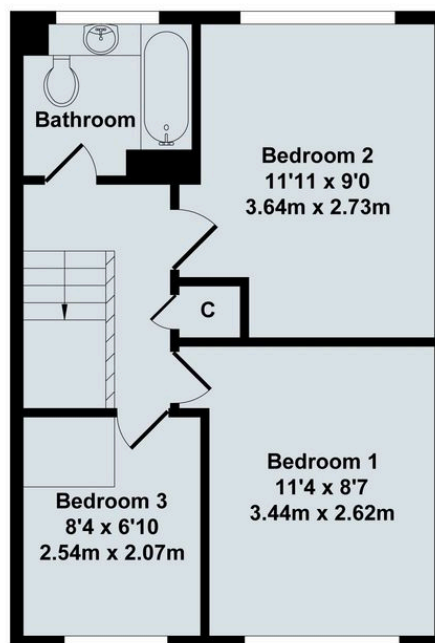
**Price £375,000 Freehold**  
**WODC Tax Band C / EPC Rating: 63/D**







Ground Floor



First Floor

56 Burwell Meadow, Witney, OX28 5JQ

Total Approx. Floor Area 855 Sq.Ft. (79.40 Sq.M.)

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

## Contact:

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