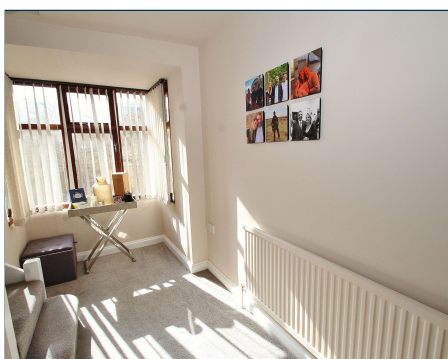
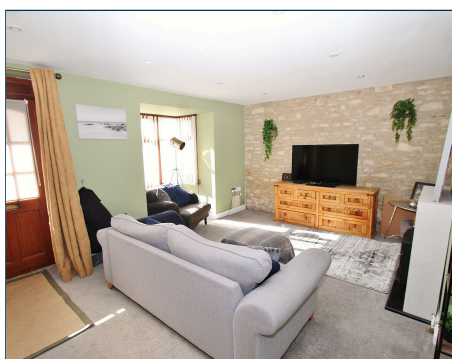




55 High Street, Witney OX28 6JA

Distances - Witney Market Square c. 0.3 miles (on foot) / Oxford c. 11 miles / Hanborough Rail Station c.5.8 miles

Tucked away along a short, single-track private driveway, serving just a few properties, and right in the town centre, a mature 3 bedroom semi-detached house of character. The accommodation benefits from gas central heating and features a good size living/ dining room (with feature stone wall), a separate study area, large first floor bathroom and additional (second floor) WC. Parking is available, although please note that there is NO garden.

THOMAS
MERRIFIELD

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £350,000

www.thomasmerrifield.co.uk



55 High Street, Witney, Oxfordshire OX28 6JA

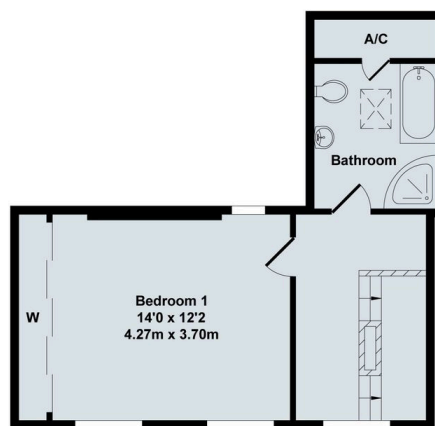
- Living/Dining Room
- Study Area
- Kitchen
- 3 Bedrooms
- Large Bathroom
- Second Floor WC
- Within Easy Walking Distance of Amenities
- Parking
- 'Tucked Away' in Town Centre
- NO GARDEN WITH PROPERTY

Directions

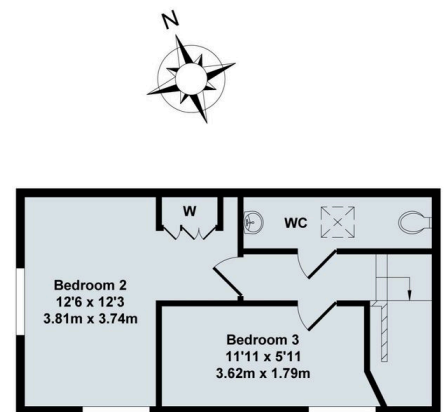
Proceed along High Street in a northerly direction and proceed over the mini-roundabout. The property is found on the left hand side through an archway between 'Roots and Stone' Cafe and Number 57. Best approached on foot on first visit. 22J26



Ground Floor



First Floor



Second Floor

55 High Street, Witney

Total Approx. Floor Area 1070 Sq.Ft. (99.40 Sq.M.)

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

Local Authority:

Council Tax Band: C / EPC Rating: 66/D

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

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