



Connells

Bramble Bank  
Witney



### Property Description

Set in a desirable location within Madley Park in Witney, this modern three bedroom end of terrace home combines style and functionality. The heart of the property is the spacious sitting/dining room, flowing into a light-filled conservatory which is perfect for family gatherings or just having the extra space to utilise.

The sleek kitchen which is located to the front of the property offers plenty of storage and workspace, while a handy downstairs WC adds convenience.

As you walk upstairs the master bedroom boasts its own en-suite. Two further bedrooms provide flexibility for family, guests, or a home office, complemented by a three piece family bathroom.

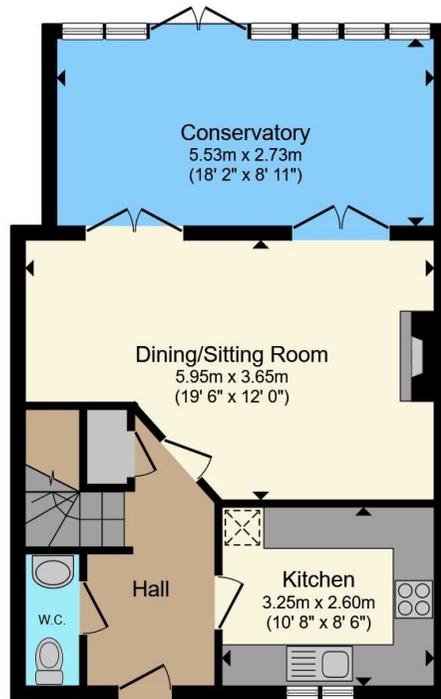
Outside, enjoy a private rear garden and the benefit of a garage and allocated parking within a secure rear courtyard, ideal for those seeking both practicality and peace of mind.

### \*\* Agents Note\*\*

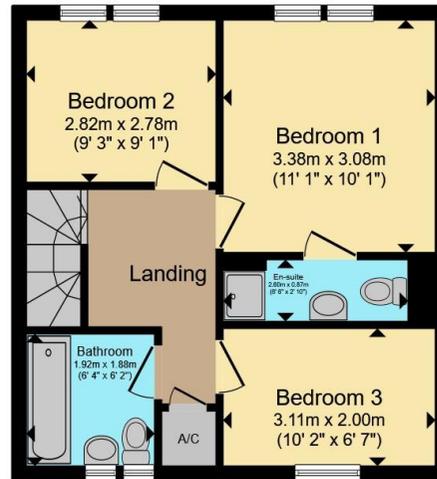
We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding



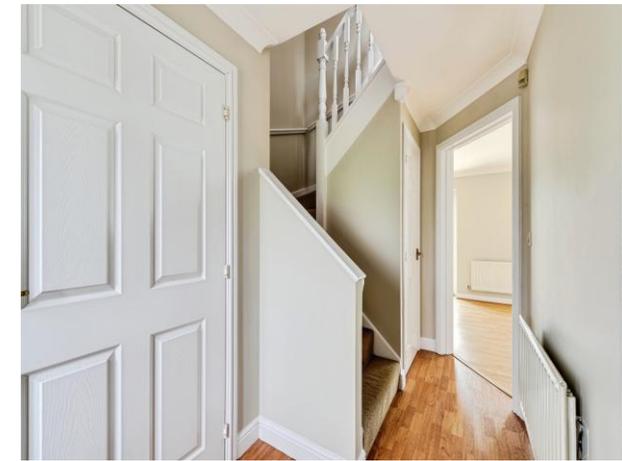




**Ground Floor**



**First Floor**



Total floor area 93.8 m<sup>2</sup> (1,010 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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13 Corn Street  
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EPC Rating: E Council Tax  
 Band: D

**view this property online [connells.co.uk/Property/WNY305918](http://connells.co.uk/Property/WNY305918)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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