



1 Dene Rise  
Witney, Oxfordshire OX28 6LU



## 1 Dene Rise, Witney, Oxfordshire OX28 6LU

Conveniently located for access to the town centre amenities and offered 'For Sale' with NO ONWARD CHAIN, a 3 bedroom detached bungalow with a garage and driveway parking. The accommodation benefits from both gas central heating and double glazing and features 2 reception areas plus a conservatory. Pleasant gardens are found mainly to the front and sides and there is potential to extend (subject to planning permission). There is storage found to the side of the garage.

All mains services. Ultrafast broadband is available. Mobile & data: '3' - 87% 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.

### Directions

From Market Square proceed West along Corn Street. Take the fourth exit off the roundabout onto Welch Way. Turn almost immediately left into Moorland Road and left again. The property will be found on the right hand side, marked by a Thomas Merrifield For Sale Board.

### Distances

Witney, Market Square c. 0.7 miles / Oxford c. 13 miles / Hanborough Train Station c. 6.4 miles / Burford c. 7.7 miles

Draft details - may be subject to alterations. 14K25







## ACCOMMODATION

Entrance Hall

Living Area

Dining Area

Conservatory

Kitchen

3 Bedrooms

Bathroom

Separate WC

Double Glazing

Gas Central Heating

## OUTSIDE

Garage & Storage To The Side

Driveway Parking

Gardens To The Front & Sides

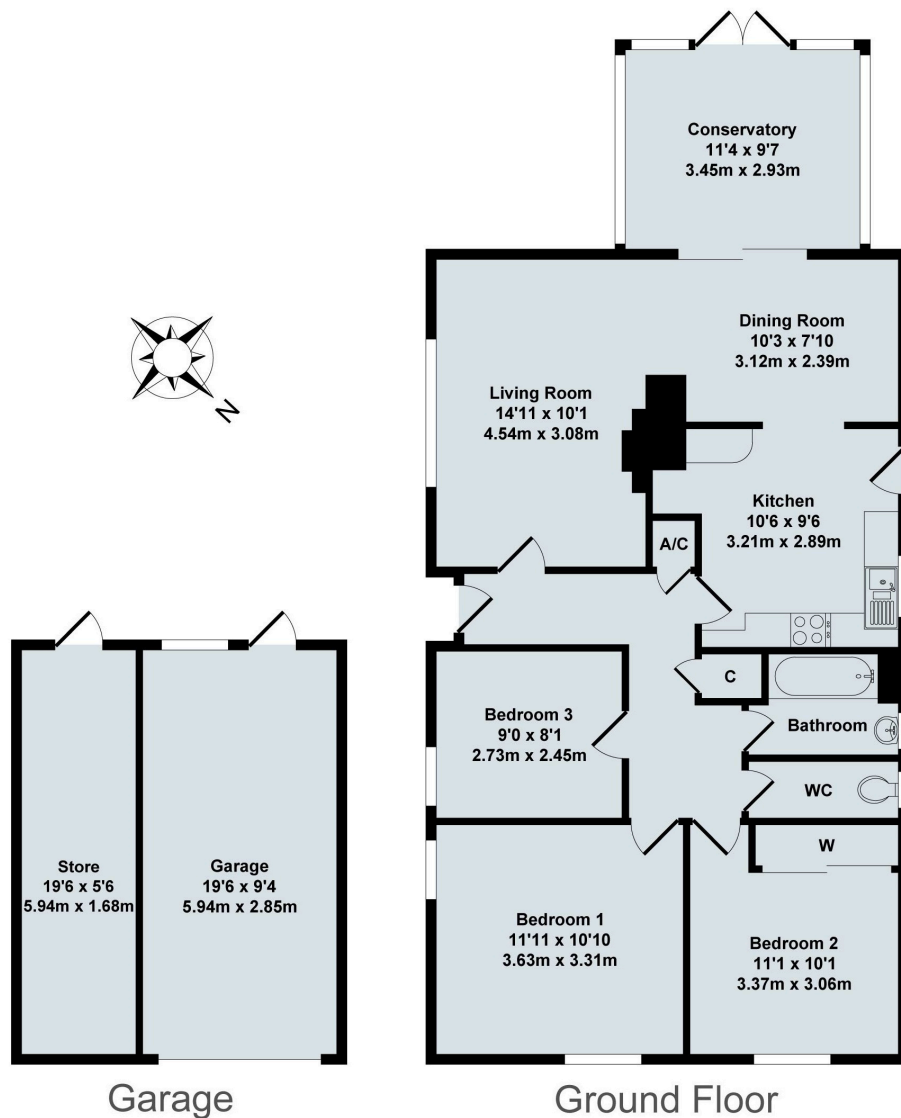
Conveniently Placed For Town Centre

NO ONWARD CHAIN



**Guide Price £450,000 Freehold**  
**WODC Tax Band D / EPC Rating: 64/D**





**1 Dene Rise**  
Total Approx. Floor Area 1258 Sq.Ft. (116.90 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"

### Contact:

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