

69 ABBEY ROAD

WITNEY OX28 5LG

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Breckon & Breckon est.1947

GUIDE PRICE £325,000



Abbey Road is ideally positioned on the edge of town, offering excellent access to the A40, a main Oxford bus link, and just a short drive to the centre of Witney. Presented in excellent condition throughout, this family home provides generous accommodation across two floors. The light and airy living space extends to just over 1,000 sq ft and features a sizeable sitting room with a feature fireplace, as well as both sliding patio doors and a single door leading out to the garden. The modern kitchen is situated at the front of the house and offers a good range of units, with additional space for white goods. Completing the ground floor is a convenient WC.

The outside space has been designed with low maintenance in mind, allowing you to enjoy the garden throughout the year with minimal effort. The enclosed rear garden provides a safe and secure environment, ideal for children and pets, and is perfectly suited for alfresco relaxing or entertaining.

AGENTS COMMENT

With its convenient location close to schools, shops, and excellent transport links, this is a superb opportunity for those looking to settle in this sought-after area.

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Enclosed













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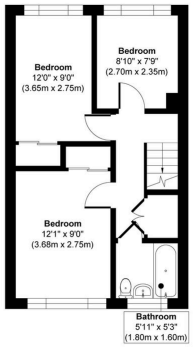
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Witney Sales

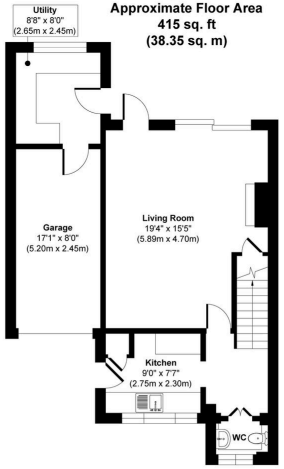
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Witney Oxfordshire
OX28 6BB

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69 Abbey Road Witney OX28 6LG
Approximate Gross Internal Area 99.12 sq.m / 1069 sq.ft



First Floor
Approximate Floor Area
415 sq. ft
(38.35 sq. m)



Ground Floor
Approximate Floor Area
654 sq. ft
(60.77 sq. m)

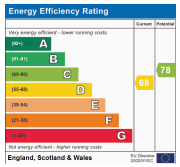
Illustration for identification purpose only, measurements are approximate not to scale.



John Bouwer *Local Director*

For an ***up-to-date*** valuation, please call me, I'd love to ***help*** you move.





Council Tax

Band C - £2,358.03

IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement domestic appliances are in working order We therefore recommend that the purchaser obtains varification from their survices corner with property, heating systems at ensure the accuracy of the floor plans contained here. Measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.

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