12 Manor Road, Ducklington OX29 7YA

Distances - Witney, Market Square c. 1.9 miles / Oxford c. 12 miles / Hanborough Train Station c. 8.4 miles

Situated in this highly regarded village, a short distance from the town of Witney, and offered 'For Sale' with NO ONWARD CHAIN, a 2 bedroom detached bungalow. The accommodation benefits from both gas central heating and double glazing, and there are the further advantages of a pleasant, southerly aspect rear garden and a driveway to the side, with space to park up to 3 vehicles.

THOMAS MERRIFIELD

SALES LETTINGS

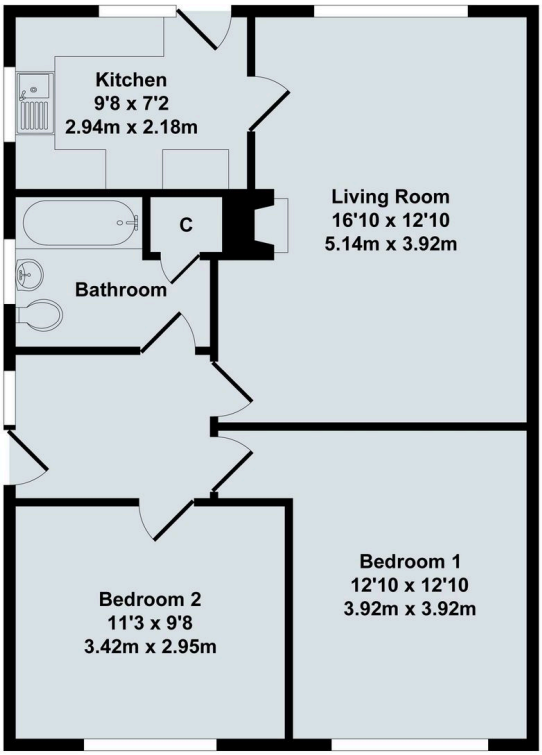
Price £325,000

e. witney@thomasmerrifield.co.uk t. 01993 772000 www.thomasmerrifield.co.uk

12 Manor Road, Ducklington, Oxfordshire OX29 7YA

- Entrance Hall
- Living Room
- Kitchen
- 2 Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Driveway Parking For 2 Vehicles
- Pleasant South Facing Garden
- NO ONWARD CHAIN

Directions
Leave Witney via Ducklington Lane (A415) and continue over the traffic lights. At the roundabout, take the third exit to Ducklington. Take the third right turn into Curbridge Road and then second left into Manor Road. Number 12 is found on the right hand side, marked by a Thomas Merrifield For Sale Board. 21J26



12 Manor Road

Total Approx. Floor Area 639 Sq.Ft. (59.40 Sq.M.)

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

Local Authority:

WODC Tax Band C / EPC Rating; 57/D

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

All mains services. Ultrafast broadband available. Mobile & data: Vodafone- 75% 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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2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis- statement.
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