



## 3 Quarry Road, Witney OX28 1JS

Draft details - may be subject to alterations.

A 2 bedroom semi detached bungalow, situated in this popular residential location in Witney, and positioned only a short walk from the town centre. The accommodation comprises a hallway, living room, kitchen, shower/wet room, 2 bedrooms, double glazing and electric heating. The property is set in attractive gardens which are private and enclosed, and offer space to extend. There is driveway parking to the side and a garage with electric door. Available for sale with no onward chain.

THOMAS  
MERRIFIELD

SALES LETTINGS

e. [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

t. 01993 772000

Price £310,000

[www.thomasmerrifield.co.uk](http://www.thomasmerrifield.co.uk)

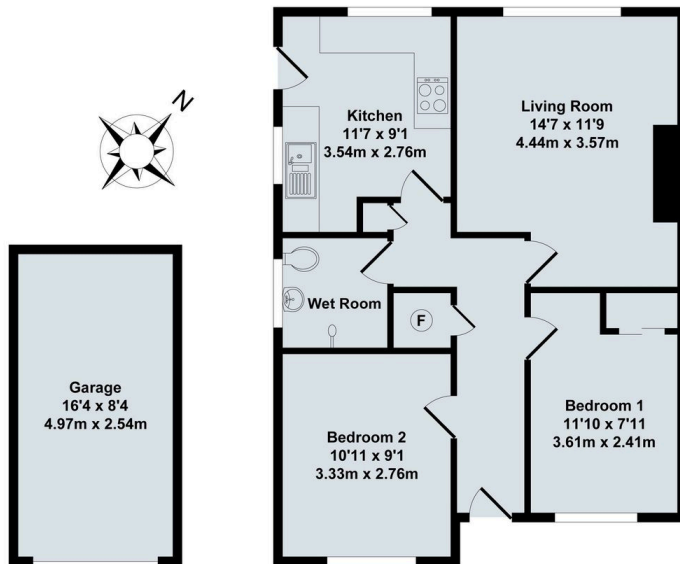


## 3 Quarry Road, Witney, Oxfordshire OX28 1JS

- Entrance Hall
- Living Room
- Kitchen
- 2 Bedrooms
- Wet Room
- Double Glazing & Electric Heating
- Lovely Private Gardens
- Garage & Driveway Parking
- Walkable To The Town
- No Onward Chain

### Directions

From Witney proceed along Langdale Gate, turning left at the roundabout onto Witan Way. Follow this road to the traffic lights, turning right onto High Street. Continue over the roundabout onto Bridge Street, and left at the double mini roundabouts into West End. Follow this road to the roundabout, proceeding straight over onto Crawley Road. Take the second turning on the right into Quarry Road and the property can then be found on the left hand side.  
05F26



**3 Quarry Road, Witney**  
**Total Approx. Floor Area 725 Sq.Ft. (67.40 Sq.M.)**  
 All items illustrated on this plan are included in the "Total Approx Floor Area"

### Local Authority:

WODC tax Band C / EPC Rating: 54/E

### Contact:

52 Market Square, Witney,  
Oxfordshire, OX28 6AF

### Material Information - sourced via Ofcom:

All mains services are connected, except gas.  
Ultrafast broadband is available. Mobile & Data  
Signals: outdoor - good for EE, Three, Vodafone & O2.

### Tenure:

Freehold

Tel: 01993 772000

Email: [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

### Important Notice

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