







100 Manor Road, Witney OX28 3SS

A 1 bedroom ground floor maisonette, with its own front door, private garden, and parking to the front. This attractive property is perfectly set up for a first time purchaser or someone downsizing. The property is well kept and includes double glazing and electric heating. There is an entrance hall, living/dining room, a kitchen, bedroom and shower room. From the kitchen is the rear door leading to the garden which wraps around the property and has side access. Walkable to the town via Langel Common. Leasehold - 953 years remaining. Zero ground rent. Zero service charge. Available for sale with no onward chain.

THOMAS MERRIFIELD
SALES LETTINGS

Price £182,500

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






100 Manor Road, Witney, Oxfordshire OX28 3SS

- Own Private Front Door
- Entrance Hall
- Living/Dining Room
- Kitchen
- Bedroom
- Double Glazing & Electric Heating
- Shower Room
- Own Private Garden
- Parking
- Onward Chain

Directions
From Witney town centre proceed along Langdale Gate, turning left at the roundabout onto Witan Way. At the traffic lights turn right onto High Street and proceed over the mini roundabout onto Bridge Street. Turn right at the double mini roundabouts onto Newland and continue along to Oxford Hill. At the traffic lights turn right onto Cogges Hill Road. Take the forth right turn into Manor Road. The property can then be found in the numbered close on the right hand side.

06K26



100 Manor Road
Total Approx. Floor Area 466 Sq.Ft. (43.30 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

Local Authority:
WODC Tax Band B / EPC Rating: 53/E

Contact:
52 Market Square, Witney,
Oxfordshire, OX28 6AF

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

Tenure:
Leasehold - 999 yrs lease from 01/01/1980 - 953 remaining. Zero ground rent. Zero service charge.

Tel: 01993 772000
Email: witney@thomasmerrifield.co.uk

Important Notice
Thomas Merrifield for themselves and their clients give notice that:-
1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if travelling some distance.