



**Connells**

Clinch Court Moorland Close  
Witney



### Property Description

This well-proportioned two-bedroom ground floor flat is located in a convenient position within Witney and is offered to the market with no onward chain. The property is currently vacant, allowing for a straightforward and speedy purchase, and would make an ideal first home or for downsizers.

The accommodation is thoughtfully arranged and centres around a spacious lounge/dining room, providing ample space for both living and entertaining. Adjacent to this is a separate fitted kitchen, offering good storage and worktop space. The layout flows well and makes excellent use of the available square footage.

There are two generously sized bedrooms, both capable of accommodating double beds, making the property suitable for sharers or those requiring a home office or guest room. A modern shower room is accessed from the hallway and serves both bedrooms, completing the internal accommodation.

Situated within easy reach of Witney town centre, local amenities and transport links, the property combines practicality with strong potential. With its ground floor positioning and popular location, this flat is expected to appeal to a wide range of buyers and early viewing is recommended to appreciate the opportunity on offer.

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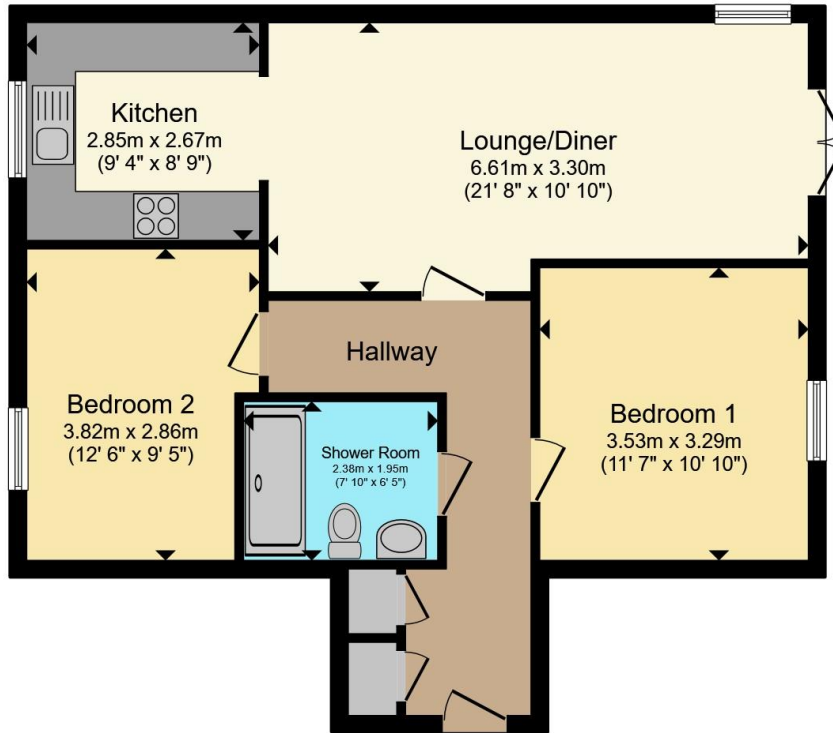
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Total floor area 67.3 m<sup>2</sup> (724 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01993 778 281**  
**E [witney@connells.co.uk](mailto:witney@connells.co.uk)**

13 Corn Street  
 WITNEY OX28 6DB

EPC Rating: C Council Tax Band: C

Service Charge: 2441.28

Ground Rent: 150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WNY305930](http://connells.co.uk/Property/WNY305930)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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