







# 6 Farmington Drive, Witney OX28 5GJ

Draft details - may be subject to alterations. Distances - Witney, Market Square c. 1.9 miles / Oxford c. 12.5 miles / Hanborough Train Station c. 7.9 miles Occupying a good position on the popular 'Deer Park' development, a short walk from the local shops, and offered 'For Sale' with NO ONWARD CHAIN, a 2 bedroom house which forms part of a terrace. The accommodation, which benefits from gas central heating, includes a living room, a kitchen/breakfast room and, in addition to the bathroom, there is a small ensuite shower area to the main bedroom. There are pleasant gardens and the further advantage of 2 allocated (tandem) parking spaces.

THOMAS MERRIFIELD

SALES LETTINGS

Price £279,950

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

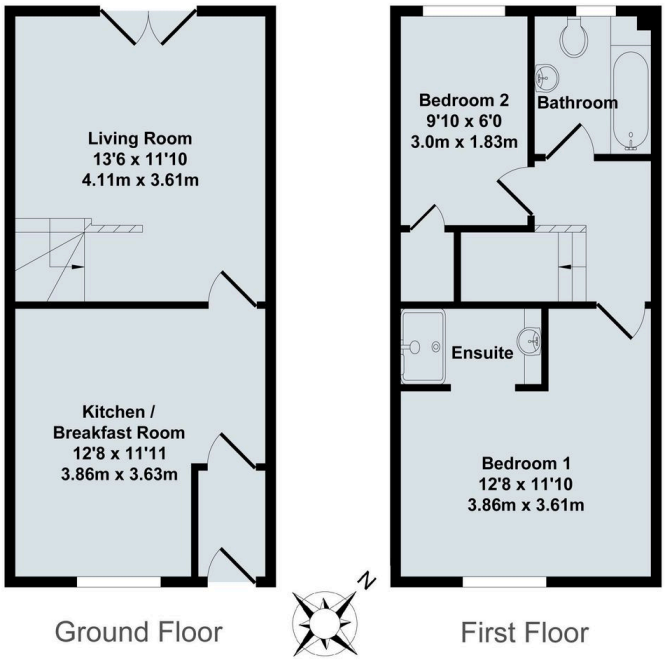





# 6 Farmington Drive, Witney, Oxfordshire OX28 5GJ

- Entrance Hall
- Kitchen/Breakfast Room
- Living Room
- 2 Bedrooms
- Small Ensuite Shower Area
- Bathroom
- Gas Central Heating
- Pleasant Gardens
- 2 (tandem) Parking Spaces
- No Onward Chain

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.




## 6 Farmington Drive, Witney

Total Approx. Floor Area 630 Sq.Ft. (58.50 Sq.M.)

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

## Local Authority:

WODC Tax Band C / EPC Rating: 76/C

## Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

All mains services. Ultrafast broadband is available. Mobile & data: '3'- 82% performance (Source: Ofcom). NB: A pedestrian right of way (serving the row) runs across the front garden.
09K26

## Tenure:

Freehold

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

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