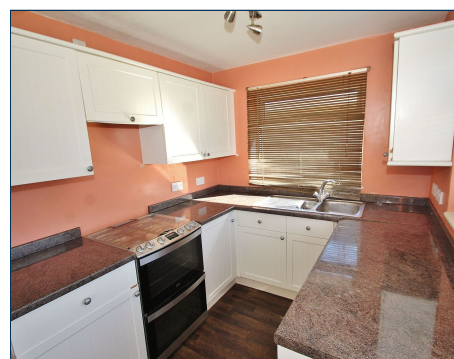




12 Manor Road, Ducklington OX29 7YA

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.



SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £350,000

www.thomasmerrifield.co.uk

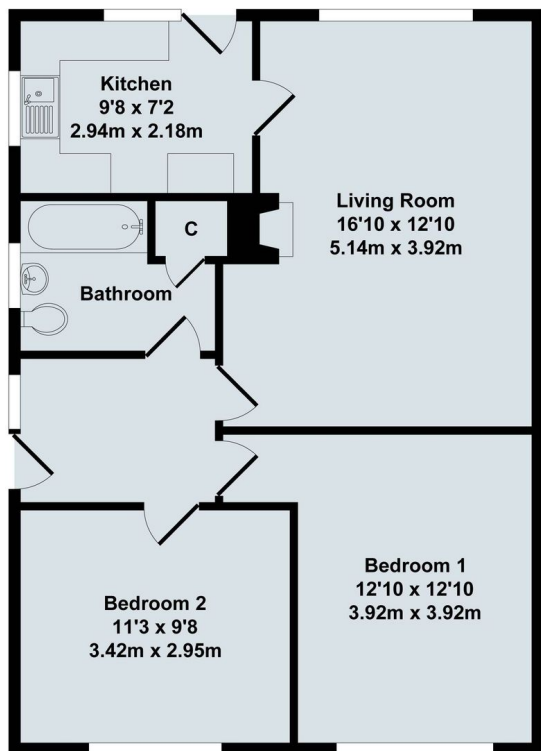


12 Manor Road, Ducklington, Oxfordshire OX29 7YA

- 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. 25/26



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

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.