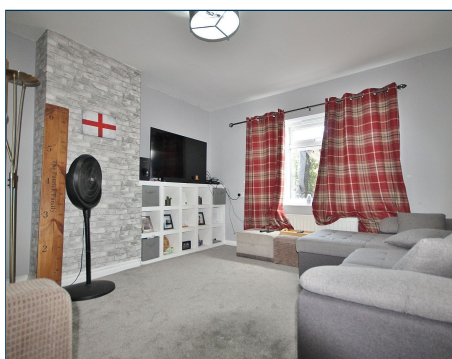




18 Eastfield Road, Witney OX28 1HN

Draft details - may be subject to alterations.

A traditional 3 bedroom end terrace house, set in large gardens and with the added benefit of a large garage. The property is situated in a well established residential area in Witney, close to schools and within easy walking distance of the town. The accommodation includes an entrance hall, living room, dining room and kitchen, plus 3 bedrooms, a bathroom, separate WC, double glazing and gas central heating plus a store to the rear and a WC. This property makes a very appealing family home. Available for sale with no onward chain.

**THOMAS
MERRIFIELD**

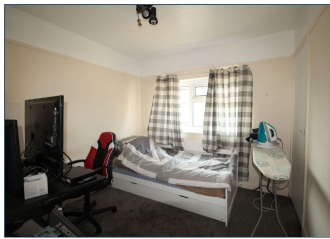
SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £280,000

www.thomasmerrifield.co.uk



18 Eastfield Road, Witney, Oxfordshire OX28 1HN

- Entrance Hall
- Living Room
- Dining Room
- Kitchen
- 3 Bedrooms
- Double Glazing & GCH
- Bathroom
- Large Garden
- Large Garage
- No Onward Chain

Directions

From our office in Market Square, proceed along Langdale Gate, turning left at the roundabout onto Witan Way. Follow this road along to the traffic lights, turning right onto High Street. Proceed over the mini roundabout onto Bridge Street. Turn left at the double mini roundabouts onto West End. Continue along to the roundabout, turning right onto Hailey Road. Take the second turning on the right into Eastfield Road. Number 18 is found on the right hand side. O9J26



Local Authority:

WODC Tax Band C / EPC Rating: 70/C

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Material Information - sourced via Ofcom:

All mains are connected. Ultrafast broadband is available. Mobile & Data Signals: outdoors - EE, O2, Three & Vodafone.

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.