



Colwell Drive, Witney, OX28 5NJ

Welcome to Colwell Drive, Witney

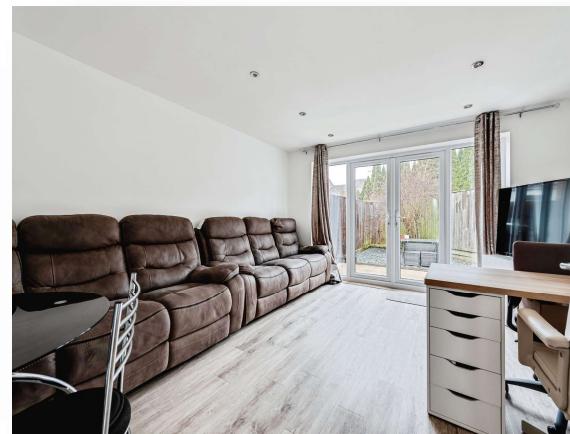
Built in 2020, this beautifully presented two double bedroom home offers stylish, low maintenance living with the added benefit of off-street parking for two vehicles and a private rear garden.

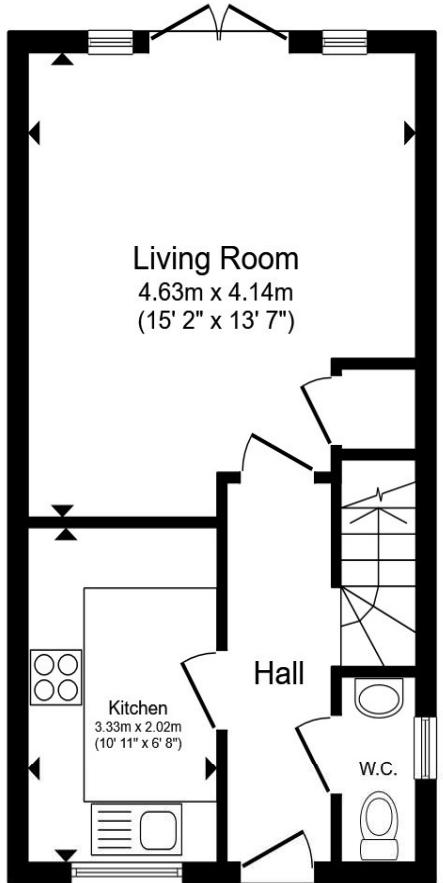
The ground floor comprises a welcoming entrance hall with cloakroom/WC, a modern fitted kitchen to the front aspect, and a spacious living/dining room to the rear. The living space enjoys excellent natural light and provides direct access to the rear garden, creating an ideal setting for both everyday living and entertaining.

To the first floor are two well-proportioned double bedrooms, including a generous principal bedroom, along with a contemporary family bathroom completing the accommodation.

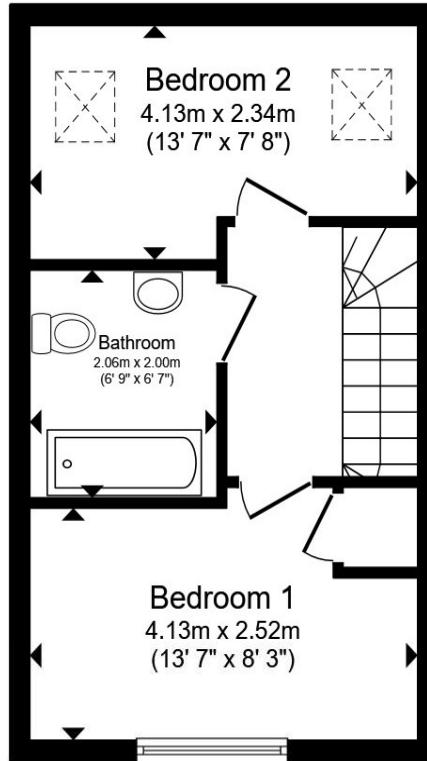
Externally, the property benefits from off-street parking for two vehicles to the front. A side access pathway leads to the private rear garden, offering a secure and enclosed outdoor space perfect for relaxing or entertaining.

This modern home would make an ideal first-time purchase, investment opportunity or downsizing option, offering well-balanced accommodation in a contemporary setting.





Ground Floor



First Floor

Total floor area 62.8 m² (676 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

Welcome to Colwell Drive, Witney

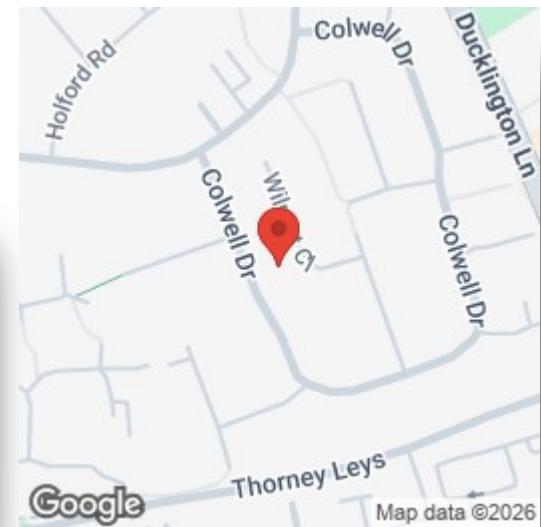
- Built in 2020
- Two double bedrooms
- Spacious living/dining room
- Modern fitted kitchen
- Ground floor cloakroom/WC

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

£300,000



view this property online allenandharris.co.uk/Property/WIT106267

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
WIT106267 - 0003

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the postcode not the actual property



01993 705915



witney@allenandharris.co.uk



54 Market Square, WITNEY, Oxfordshire, OX28 6AF



allenandharris.co.uk