



63 Cogges Hill Road, Witney OX28 3XU

Draft details - may be subject to alterations.

A 2 bedroom terrace house situated on the popular Cogges area of Witney, convenient for local amenities, and a short walk across Langel Common to the town centre. The property is well presented and has parking to the front, plus a private good size garden. Accommodation includes an entrance porch, living room, kitchen/dining room, 2 bedrooms and a modern bathroom, plus double glazing and gas central heating. Available for sale with NO ONWARD CHAIN.

THOMAS
MERRIFIELD

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £289,950

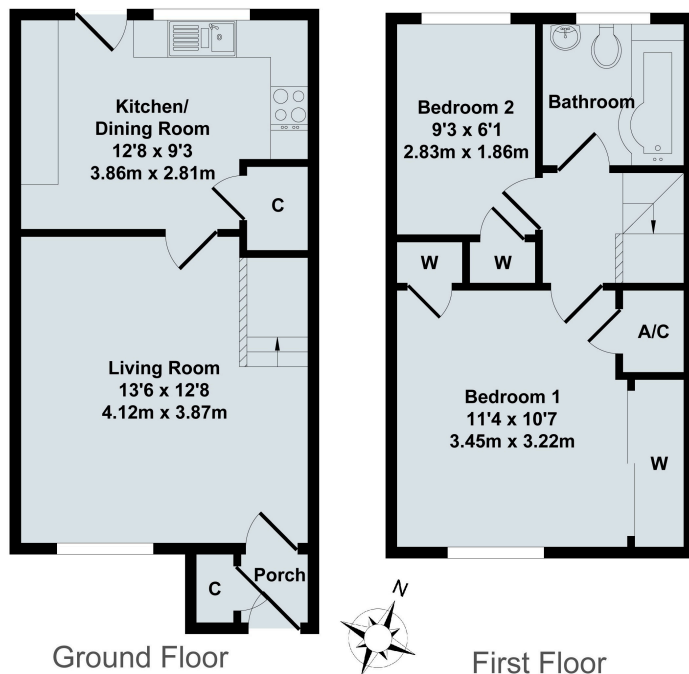
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63 Cogges Hill Road, Witney, Oxfordshire OX28 3XU

- Entrance Porch
- Living Room
- Kitchen/Dining Room
- 2 Bedrooms & Bathroom
- Parking To The Front
- Private Rear Garden
- GCH & Double Glazing
- Convenient To Local Amenities
- Short Walk To Town Centre
- NO ONWARD CHAIN

From Witney proceed along the High Street & onto Bridge Street. Turn right at the two mini roundabouts onto Newland. Continue along to Oxford Hill and turn right at the traffic lights onto Cogges Hill Road. Take the second right also Cogges Hill Road, then third left, also Cogges Hill Road. Follow the road to the left, then right, and the property can be found on the right hand side. 27A26
Material Information - All mains services are connected. Ultrafast broadband is available. Mobile and Data Signals
- Outdoor: good for EE, O2, Three and Vodafone.



63 Cogges Hill Road, Witney
Total Approx. Floor Area 602 Sq.Ft. (55.90 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

Local Authority:

WODC Tax Band C
EPC Rating: 70/C

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Tenure:

Freehold

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

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