



37 New Bridge Street
Witney, Oxfordshire OX28 1YA

37 New Bridge Street, Witney, Oxfordshire OX28 1YA

Occupying a very convenient town centre position, within easy reach of a superb range of amenities, a 4/5 bedroom end of terrace town house presented in excellent condition. The property has been the subject of a programme of improvement works around 2024, including a new gas boiler, and refitting of the kitchen, cloakroom, bathroom and both ensuite shower rooms. The 4 main bedrooms are all of double size and there are the further advantages of both a garage and a separate allocated parking space. The parking space is found immediately behind the property, which is very useful for those wishing to fit an electric car charging unit. The courtyard garden is nicely established, with raised flower beds.

Material Information - sourced via Ofcom.

All mains services. Ultrafast broadband available. Mobile & data: '3' - 82% performance (Source: Ofcom).

Directions

From Witney Market Square proceed west along Langdale Gate, turning left at the roundabout onto Witan Way. After a short distance turn right into New Bridge Street. Follow the road round to the left and number 37 will be found on the right hand side.

Distances

Witney, Market Square c. 0.6 miles / Hanborough Train Station c. 6 miles / Oxford c.11 miles

Draft details - may be subject to alterations. 20G26





GROUND FLOOR

Entrance Hall

Cloakroom

Living/Dining Room

Kitchen/Breakfast Room

FIRST FLOOR

2 Bedrooms

Study/Bedroom 5

Ensuite & Family Bathroom

SECOND FLOOR

Master Bedroom

Dressing Room & Ensuite

Further Double Bedroom

Double Glazing

Gas Central Heating (new boiler 2024)

OUTSIDE

Garage (leasehold)

Allocated Parking Space

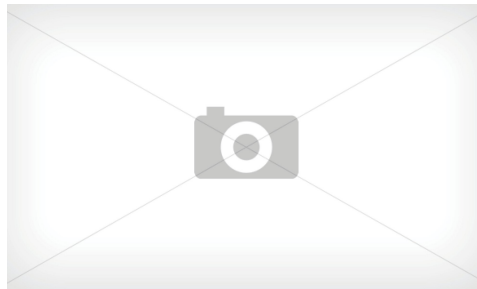
(immediately behind property)

Attractive Courtyard Garden

Very Well Located For The Town Amenities

Price £485,000 Freehold
WODC Tax Band E / EPC Rating: tbc





Contact:

52 Market Square, Witney, Oxfordshire, OX28 6AF

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

Importance Notice

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be 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. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.