



Connells

Wroslyn Road
Freeland Witney



Property Description

Located in a popular residential street within Freeland is this two bedroom detached property that rests on a sizeable plot that is in need of complete modernisation both externally and internally. The property would be great for someone looking for a plot of land to build their own home on.

Internally the property features three reception rooms that were being utilised as a sitting room, dining room and study, with the kitchen and bathroom also being located on the ground floor.

As you walk upstairs you will find two double bedrooms.

Freeland is a quiet, rural village with its own pub (the Oxford Yeoman) a Primary School (Freeland Primary which also has a pre-school for 3-5 year olds) which is conveniently situated to provide easy access to the market Town of Witney c.4 miles (6.43km) and the vibrant village of Long Hanborough c.2 miles (3.2km) which has an excellent range of local amenities including a Doctors Surgery, Dentist, Co- Op store, and a number of Public Houses. Hanborough station connects with Oxford and London Paddington in approximately 1 hour seven minutes.

** Agent Note**

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

** Agent Note**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Kitchen

10' 8" x 6' (3.25m x 1.83m)

Study

9' 5" x 8' 7" (2.87m x 2.62m)

Bathroom

7' x 5' 5" (2.13m x 1.65m)

Dining Room

10' 8" x 14' 1" (3.25m x 4.29m)

Sitting Room

10' 6" x 11' 4" (3.20m x 3.45m)

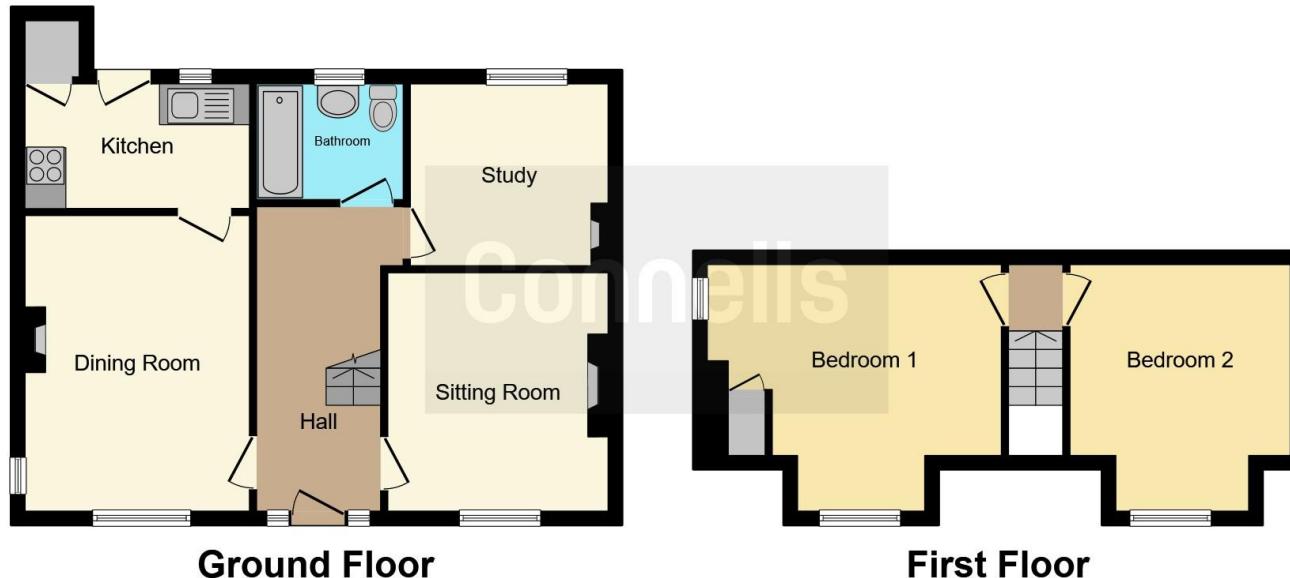
Bedroom One

14' x 11' 8" (4.27m x 3.56m)

Bedroom Two

10' 6" x 11' 8" (3.20m x 3.56m)





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.focalagent.com

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EPC Rating: G Council Tax
 Band: D

view this property online connells.co.uk/Property/WNY305875



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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