



30 Bathing Place Lane, Witney OX28 6AQ

Draft details - may be subject to alterations.

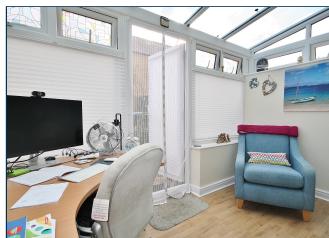
A 2 bedroom end terrace house, situated in a quiet and attractive location on this small and popular development, within easy walking distance of the town centre. The extended accommodation includes an entrance hall, cloakroom, living room, kitchen and a conservatory/dining room, together with 2 good size bedrooms a bathroom, double glazing and gas central heating. There is the added benefit of a south west facing rear garden, a garage and parking space.

**THOMAS
MERRIFIELD**
SALES LETTINGS
e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £299,950

www.thomasmerrifield.co.uk

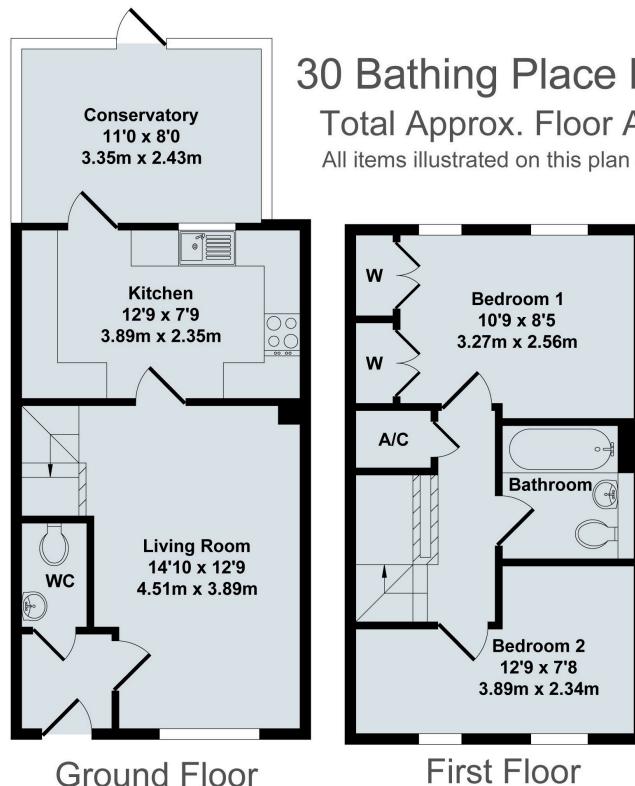


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- Entrance Hall
- Living Room
- Kitchen
- Conservatory/Dining Room
- 2 Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Garage & Parking
- Close To The Town Centre

Material Information - sourced from Ofcom.
All mains are connected. Ultrafast broadband is available. Mobile & Data Signals - outdoor: good for EE, O2, Vodafone & Three.

12B26



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Total Approx. Floor Area 827 Sq.Ft. (76.80 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Local Authority:

WODC Tax Band C / EPC Rating: 71/C

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Tenure:

Freehold - Annual Estate Charge: £312.32
per annum.

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

Important Notice

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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.
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