



20 Beanhill Road, Ducklington OX29 7XX

Distances - Witney, Market Square c. 1.9 miles / Oxford c. 12 miles / Hanborough Train Station c. 8.4 miles.

A well maintained and tastefully presented detached bungalow, situated in a no-through road within this popular village, a short distance from the extensive amenities on offer in the market town of Witney. The bungalow has been significantly improved and is extended to the front and side to now provide 2 reception rooms and 2 double bedrooms (one of which has been enlarged by the present owner). There are the further advantages of a attached garage, parking to the front and an appealing rear garden. Gas central heating is installed and double glazing fitted.

THOMAS
MERRIFIELD

SALES LETTINGS

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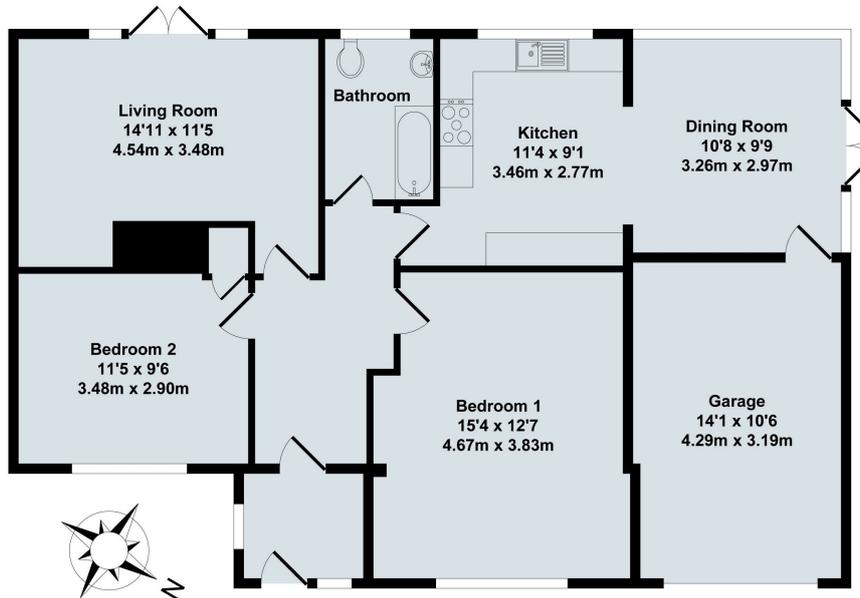


20 Beanhill Road, Ducklington, Oxfordshire OX29 7XX

- Entrance Porch
- Entrance Hall
- 2 Reception Rooms
- Fitted Kitchen
- 2 Double Bedrooms
- Bathroom
- Attached Garage
- Parking To The Front
- Appealing Rear Garden
- Double Glazing & GCH

All mains services. Ultrafast broadband is available. Mobile & data: 'EE' - 70% performance (source: Ofcom).

Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. 24B26



20 Beanhill Road, Ducklington
 Total Approx. Floor Area 1039 Sq.Ft. (96.50 Sq.M.)
 All items illustrated on this plan are included in the "Total Approx Floor Area"

Local Authority:
 WODC Tax D / EPC Rating: 69/C

Contact:
 52 Market Square, Witney,
 Oxfordshire, OX28 6AF

Tenure:
 Freehold

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

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