



Connells

Guild Close
Witney



Property Description

Nestled within the sought after Guild Close development in Witney, this well presented two bedroom property offers a spacious and modern layout ideal for first time buyers, downsizers, or investors. With a total floor area of approximately (705 sq. ft), the home combines practical design with comfortable living, benefiting from a bright open plan arrangement and well proportioned rooms throughout.

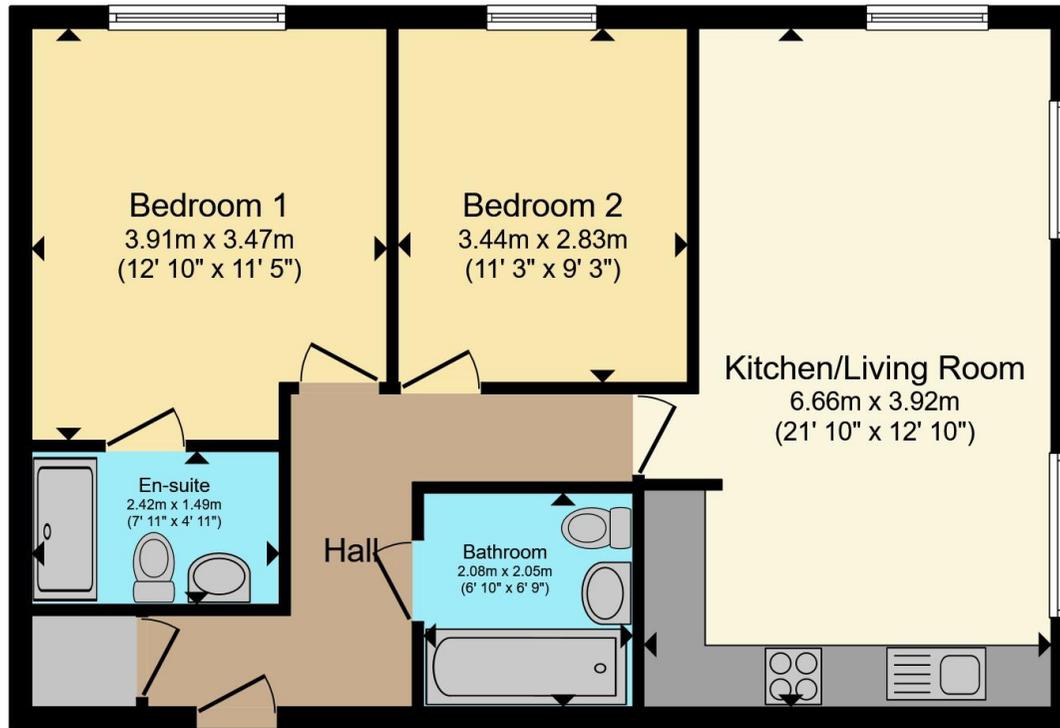
Its position within this quiet close provides a pleasant residential setting while remaining conveniently close to local amenities and transport links.

At the heart of the property is the generous open plan kitchen/living room. This inviting space offers ample room for both relaxation and dining, with dual aspect windows ensuring excellent natural light. The kitchen area provides a functional and neatly arranged workspace, complete with integrated appliances and plenty of storage.

The property features two comfortable bedrooms positioned off the central hallway. Bedroom One is notably spacious and enjoys the additional benefit of a private en suite shower room, making it a perfect main bedroom suite. Bedroom Two is also generously sized and ideal for guests, children, or use as a home office. A separate family bathroom, complete with full bath, complements the layout and adds flexibility for everyday living.







Total floor area 65.5 m² (705 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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13 Corn Street
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EPC Rating: C Council Tax Band: C

Service Charge: 177.25 Ground Rent: 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WNY305900

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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Property Ref: WNY305900 - 0002