



293 Manor Road, Witney OX28 3UG

Draft details - may be subject to alterations. Distances - Witney, Market Square c. 1.9 miles (0.9 miles on foot) / Oxford c. 12 miles / Hanborough Train Station c. 5.9 miles. Occupying a good position on the popular Cogges development and with a very good size and appealing rear garden, a well presented 2 bedroom end of terrace house. The accommodation is nicely maintained and benefits from both double glazing and gas central heating (new boiler fitted in 2020). There are 2 allocated parking spaces, one directly in front of the house and the other opposite. The property is well placed for access to the local shops and schools and Witney town centre is also within easy reach (with pedestrian shortcut).

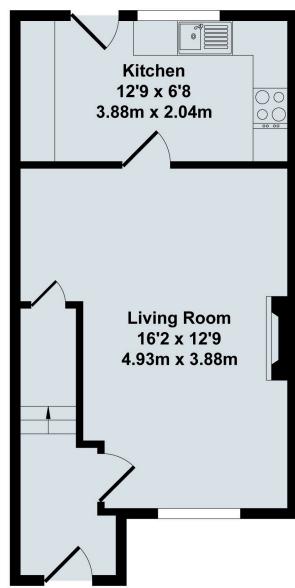


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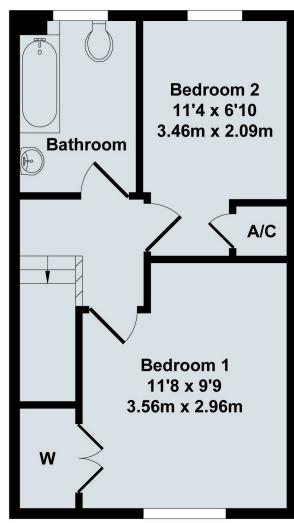
- Entrance Hall
- Living/Dining Room
- Kitchen
- 2 Bedrooms & Bathroom
- Double Glazing
- Gas Central Heating (new boiler 2020)
- Good Size Appealing Garden
- 2 Allocated Parking Spaces
- Close To Shops & Amenities
- Well Placed For Town Centre

Directions

Leave Witney town centre via Newland and Oxford Hill. At the top traffic lights turn right onto Cogges Hill Road. Take the second right turn (also Cogges Hill Road) and turn left into Manor Road. Take the second right cul-de-sac and number 293 is found on the right hand side marked by a Thomas Merrifield For Sale Board. 25E23



Ground Floor



First Floor



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Total Approx. Floor Area 605 Sq.Ft. (56.20 Sq.M.)

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

Local Authority:

WODC Band C / EPC Rating: 68/D

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Tenure:

Freehold

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

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