



82 Barrington Close, Witney OX28 5FL

Draft details - may be subject to alterations.

Distances - Witney, Market Square c. 1.7 miles / Oxford c.14.1 miles / Hanborough Train Station c. 7.9 miles

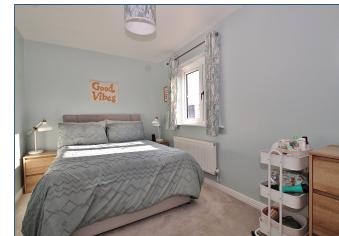
A well presented and tastefully improved 2 bedroom house forming part of a terrace on the popular 'Deer Park' development and with the significant advantage of a garage and parking space, which are found to the rear. The accommodation benefits from both gas central heating and double glazing and there is the further noteworthy feature of a downstairs cloakroom. There is access directly from the living/dining room to the good size rear garden.

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

t. 01993 772000

Price £295,000

www.thomasmerrifield.co.uk

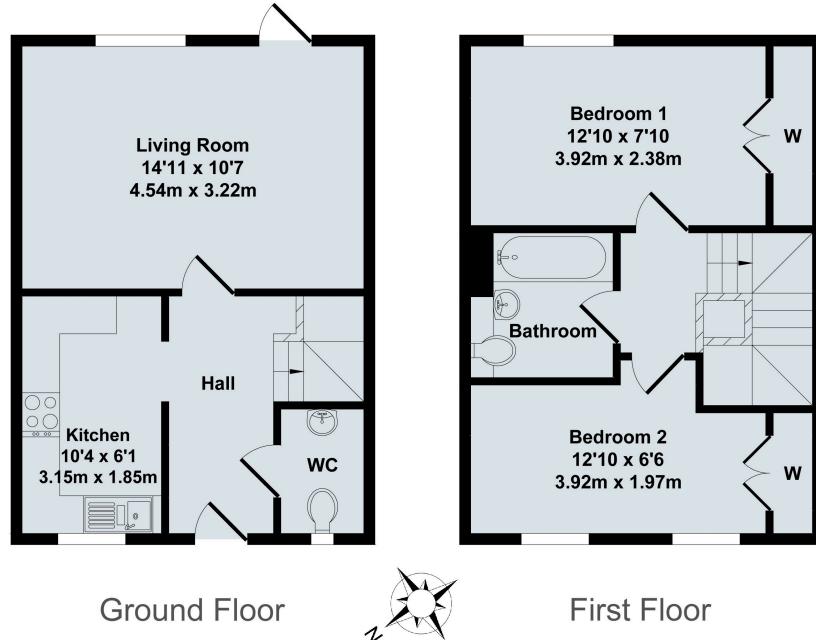


82 Barrington Close, Witney OX28 5FL

- Entrance Hall
- Cloakroom
- Refitted Kitchen
- Living/Dining Room
- 2 Bedrooms & Bathroom
- Double Glazing
- Gas Central Heating
- Good Size South-Easterly Garden
- Garage & Parking
- Popular Deer Park Location

Directions

From our office in Market Square, proceed along Corn Street to the roundabout, taking the second exit onto Curbridge Road. Follow this road along to the roundabout, taking the third exit onto Deer Park Road. Continue along, taking the first turning on the right into Raleigh Crescent, then second right into Barrington Close. Turn right and number 82 is found on the left hand side, marked by a Thomas Merrifield For Sale board. 13B23



Ground Floor

First Floor

82 Barrington Close, Witney
Total Approx. Floor Area 632 Sq.Ft. (58.70 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

Local Authority:

WODC Band C / EPC Rating: 75/C

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Tenure:

Freehold

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

Important Notice

Thomas Merrifield for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if travelling some distance.