



## 45 The Crofts, Witney OX28 4AQ

Distances - Witney, Market Square c. 0.3 miles / Hanborough Train Station c. 6.4 miles / Oxford c. 13.8 miles

Conveniently located in the heart of this thriving market town, a 3 bedroom period end of terrace house. The accommodation, which benefits from gas central heating, is arranged over three floors and includes a good size conservatory, which has been added to the rear. In addition to the first floor shower room, the large top floor main bedroom has an ensuite bathroom. The appealing rear garden is also of good size.

**THOMAS  
MERRIFIELD**

SALES LETTINGS

e. [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

t. 01993 772000

**Price £365,000**

[www.thomasmerrifield.co.uk](http://www.thomasmerrifield.co.uk)



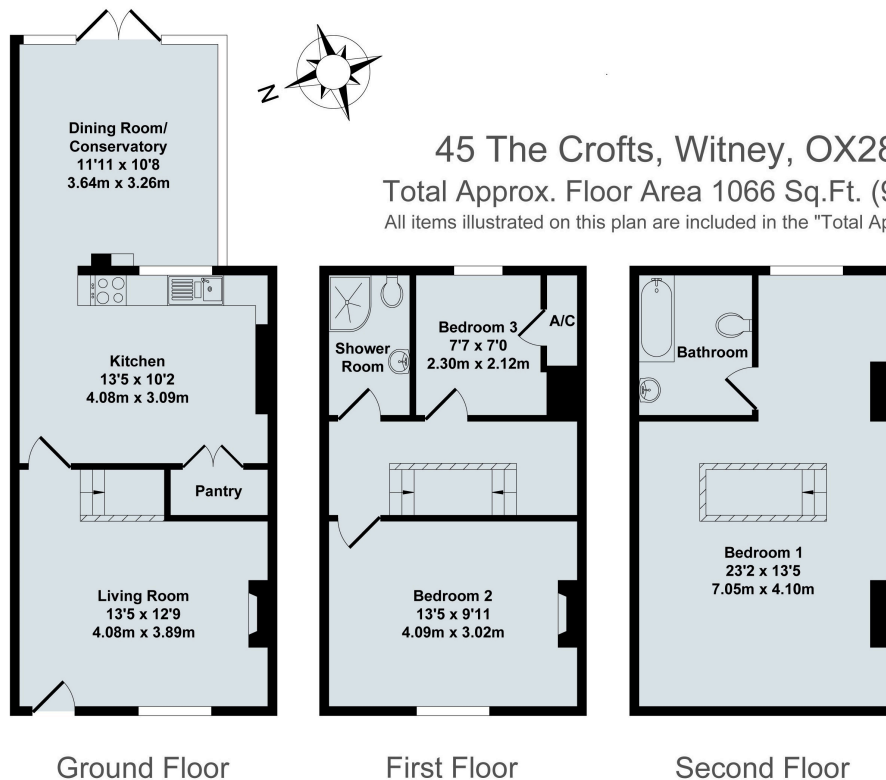


## 45 The Crofts, Witney OX28 4AQ

- Living Room
- Kitchen
- Dining Room/Conservatory
- 3 Bedrooms
- Shower Room (on first floor)
- Ensuite (on second floor)
- Gas Central Heating
- Good Size Garden
- Close To The Town Centre
- Easy Access To Schools

### Directions

From our office in Witney Market Square, proceed along Corn Street. Take the first turning on the left into The Crofts. Follow this road along and number 45 will be found on the left hand side, marked by a Thomas Merrifield For Sale Board. 16E23



### Local Authority:

WODC Band C / EPC Rating: 49/E

### Contact:

52 Market Square, Witney,  
Oxfordshire, OX28 6AF

### Tenure:

Freehold

Tel: 01993 772000

Email: [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

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