



11 Busby's Close, Clanfield OX18 2RD

Distances : Witney Market Square c. 8.1 miles / Oxford c. 20.5 miles / Hanborough Rail Station c. 14.3 miles

Pleasantly situated at the end of a cul-de-sac and with an appealing southerly aspect garden, a semi-detached bungalow with a large loft space which has potential to convert into 2 additional bedrooms, subject to planning consent. The current accommodation is versatile in its use and features 2 bedrooms, a good size living room, a kitchen/breakfast room and a useful utility room. The garden itself is nicely established and there is the further advantage of a garage. Double glazing is fitted. The property is offered 'For Sale' with NO ONWARD CHAIN.

**THOMAS
MERRIFIELD**

SALES LETTINGS

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Guide Price £350,000

www.thomasmerrifield.co.uk

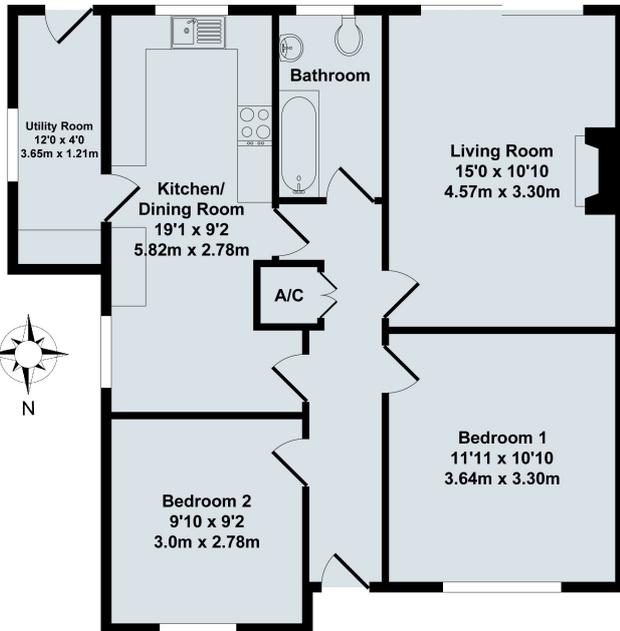


11 Busby's Close, Clanfield, Oxfordshire OX18 2RD

- Entrance Hall
- Living Room
- Kitchen/Dining Room
- Utility Room
- 2 Bedrooms & Bathroom
- Double Glazing
- Mature Southerly Garden
- Garage
- Potential to Convert Loft (subject to planning)
- No Onward Chain

Directions

Leave Witney via Curbridge Road (A4095). Proceed through the villages of Curbridge and Lew and then turn left at the 'T' junction to Bampton. Upon reaching Bampton take the second exit off the mini-roundabout and proceed to Clanfield. At the crossroads, continue straight over into Pound Lane. Take the left turn into Busby's Close. Number 11 is found at the end of the cul-de-sac marked by a Thomas Merrifield For Sale board. 08B22



11 Busbys Close

Total Approx. Floor Area 729 Sq.Ft. (67.70 Sq.M.)

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

Local Authority:

West Oxfordshire District Council Council Band C: £1750.69 for 2021/22. EPC Rating: 43/E

Contact:

52 Market Square, Witney, Oxfordshire, OX28 6AF

Tenure:

Freehold

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