



35 Lowell Place, Witney OX28 6DX

Distances - Witney, Market Square c. 0.4 miles / Oxford c. 13.8 miles / Long Hanborough Train Station c. 6.6 miles

A spacious, 3 bedroom first and second floor maisonette, conveniently situated within easy reach of the town centre amenities and local schools. The accommodation benefits from both gas central heating and double glazing and features a cloakroom, a living/dining room and a kitchen/breakfast room, all on the first floor, whilst on the second floor are 3 good size bedrooms and a bathroom. There are the further advantages of the maisonette's own, large private garden (to the rear), a garage and driveway parking for c. 2 vehicles.

**THOMAS
MERRIFIELD**

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £260,000

www.thomasmerrifield.co.uk

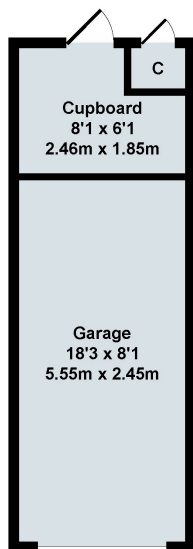


35 Lowell Place, Witney OX28 6DX

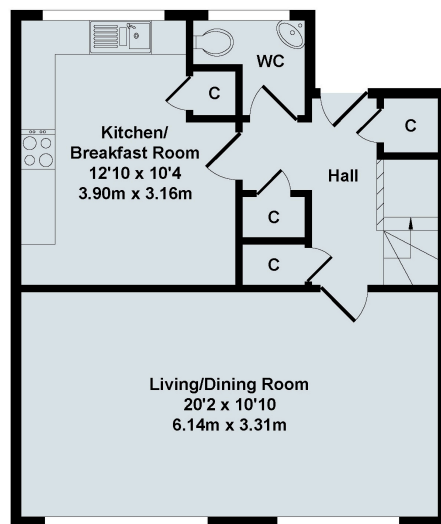
- Entrance Hall
- Cloakroom
- Living/Dining Room
- Kitchen/Breakfast Room
- 3 Good Size Bedrooms
- Family Bathroom
- Double Glazing & GCH
- Own Garden To The Rear
- Garage & Driveway Parking For c. 2 Vehicles

Directions

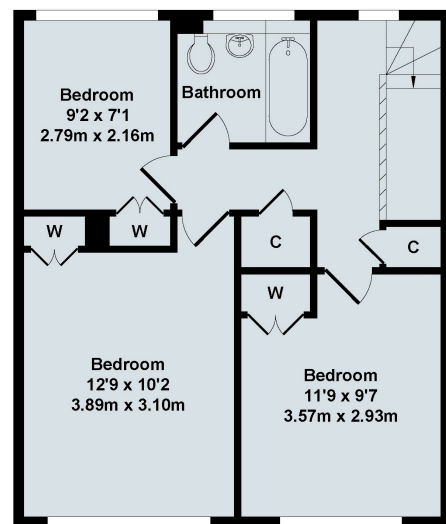
From our office Market Square, proceed along Corn Street and take the fifth turning on the right into Lowell Place. Continue towards the end of the road, where the property is found on the left hand side 13B23



Ground Floor



First Floor



Second Floor

35 Lowell Place, Witney

Total Approx. Floor Area 1140 Sq.Ft. (105.90 Sq.M.)

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



Local Authority:

West Oxfordshire District Council: C / EPC
Rating: 70/C.

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Tenure:

Leasehold - 125 yrs from 1989 - 91 yrs remaining. Approx. Annual Service Charge: £145 - £155 / Approx. Annual Ground Rent: £10.

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

Important Notice

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

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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.
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