



4 Marsh Walk

Witney, Oxfordshire OX28 1YF

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An attractive 5 bedroom townhouse, conveniently situated in the heart of the town centre within easy walking distance of amenities. The property has spacious accommodation set over the 3 floors, to include an entrance hall, cloakroom, living room, dining room/orangery and a kitchen/breakfast room, together with 3 bedrooms, an ensuite and a family bathroom on the first floor, and 2 bedrooms, a dressing room and ensuite on the top floor. To the rear of the property there is a small courtyard garden, a garage (Leasehold). Available for sale with no onward chain. Council Band E. Annual Estate Charge £220 for 2022. EPC Rating: 79/C

Directions

From our office in Market Square, proceed along Langdale Gate. At the roundabout turn left onto Witan Way. Follow this road along, turning right after a short distance into New Bridge Street. After the bridge there is a pathway on the right hand side - follow this pathway on foot and the property is found on the left hand side.

25H22





GROUND FLOOR

Entrance Hall

Cloakroom

Living Room

Kitchen/Breakfast Room

Dining Room/Orangery

FIRST FLOOR

3 Bedrooms

Ensuite

Family Bathroom

SECOND FLOOR

2 Bedrooms

Dressing Room

Double Glazing

Gas Central Heating

OUTSIDE

Garage

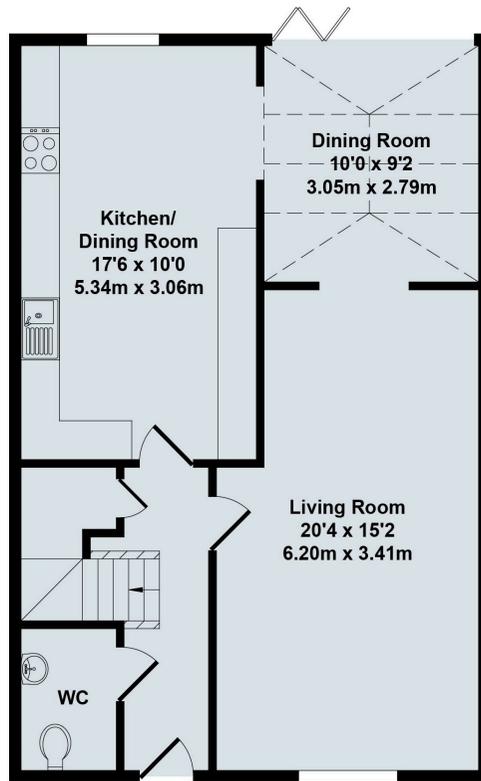
(leasehold - 155 yrs from 2005 - peppercorn rent)

NO ONWARD CHAIN

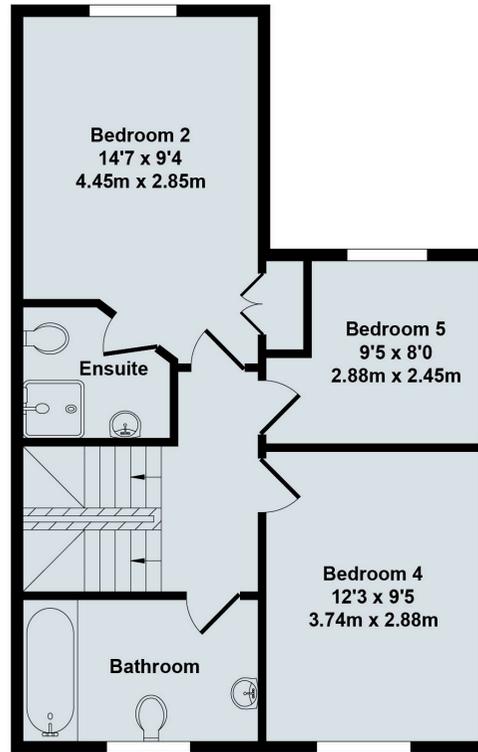
Annual Estate Charge - £220 for 2022

Price £475,000 Freehold
WODC Band E - £2657.23 for 2022/23
EPC Rating: 79/C

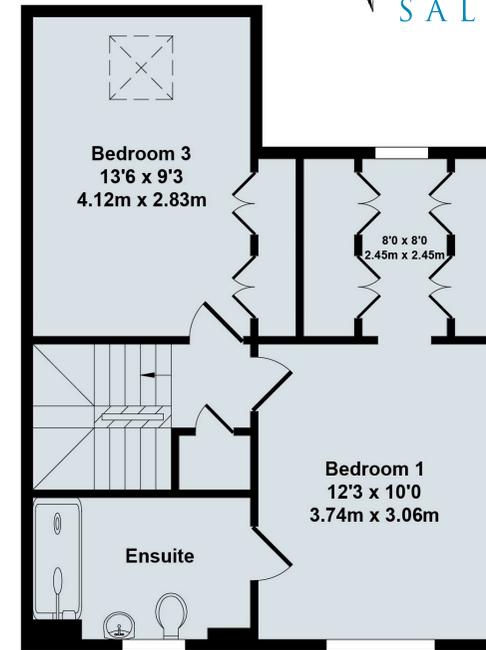




Ground Floor



First Floor



Second Floor

4 Marsh Walk, Witney

Total Approx. Floor Area 1545 Sq.Ft. (143.5 Sq.M.)

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

Contact:

52 Market Square, Witney, Oxfordshire, OX28 6AF

Tel: 01993 772000 Email: witney@thomasmerrifield.co.uk

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