



75 Farmington Drive, Witney OX28 5GH

Draft details - may be subject to alterations

A 2 bedroom mid terrace house, situated on the popular Deer Park. The property offers accommodation to include an entrance hall, living room and a good size kitchen/dining room, plus an ensuite and family bathroom, double glazing and gas central heating. There is the additional benefit of 2 parking spaces and a private rear garden. Available for sale with no onward chain.

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

t. 01993 772000

Price £265,000

www.thomasmerrifield.co.uk



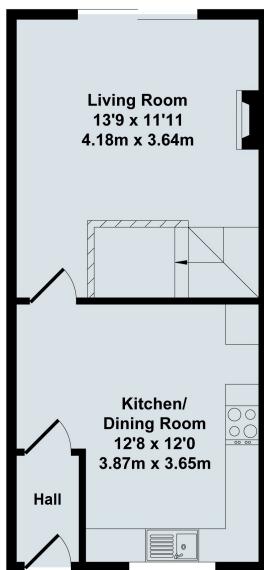
75 Farmington Drive, Witney OX28 5GH

- Entrance Hall
- Living Room
- Kitchen/Dining Room
- 2 Bedrooms
- Ensuite & Family Bathroom

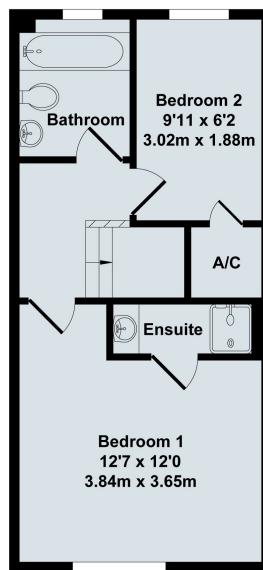
- Double Glazing
- Gas Central Heating
- 2 Parking Spaces
- Rear Garden
- No Onward Chain

Directions

From our office in Market Square, proceed along Corn Street. At the roundabout, take the second exit onto Curbridge Road. Follow this road along to the roundabout, taking the third exit onto Deer Park Road. Proceed along and through one set of traffic lights. Take the next turning on the right hand side into Valence Crescent. Take the first turning on the right into Edington Drive and third left into Farmington Drive. Follow the road to the left and the property is found on the right hand side. 25K21



Ground Floor



First Floor



75 Farmington Drive, Witney

Total Approx. Floor Area 638 Sq.Ft. (59.30 Sq.M.)

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

Local Authority:

West Oxfordshire District Council Band C -
£1842.50 for 2021/22 EPC Rating:68/D

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.