



22 Ashcombe Crescent
Witney, Oxfordshire OX28 6GL

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Very conveniently placed for the town centre amenities and with far reaching elevated views to the front, an excellent, very well presented 3 bedroom (plus study/dressing room) town house, with the advantage of a garage which is found a few steps from the house. The accommodation is arranged over three storeys and benefits from both gas central heating and double glazing. All three bedrooms are of double size and there are two shower rooms which are both fitted to a high standard, one is found on the first floor and the other is an ensuite to the top floor bedroom. There is the further advantage of a ground floor cloakroom. The impressive kitchen/breakfast room has doors opening out onto the modest-sized, nicely laid out rear garden.

Directions

From our office in Witney, Market Square proceed along Corn Street and turn right into Holloway Road. At the 'T' junction turn right onto Welch Way and left at the traffic lights onto Woodford Way. Proceed through the next set of traffic lights and turn right into Ashcombe Crescent. Turn left (also Ashcombe Crescent) and follow the road around to the right. Number 22 is found on the right hand side.

Distances

Witney, Market Square c. 1 miles (c. 0.6 miles on foot) / Oxford c. 12.7 miles / Long Hanborough Train Station c. 6 miles / Burford c. 7.3 miles

Draft details - may be subject to alterations 21D22





GROUND FLOOR

Entrance Hall

Cloakroom

Living Room

Kitchen/Breakfast Room

FIRST FLOOR

2 Bedrooms

Family Shower Room

SECOND FLOOR

Bedroom

Ensuite Shower Room

Dressing Room/Study

Double Glazing

Gas Central Heating

OUTSIDE

Well Laid Out Modest Size Gardens

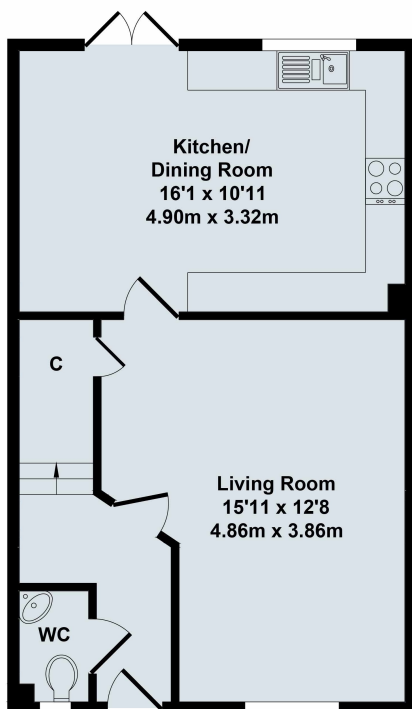
Garage

Far Reaching Views

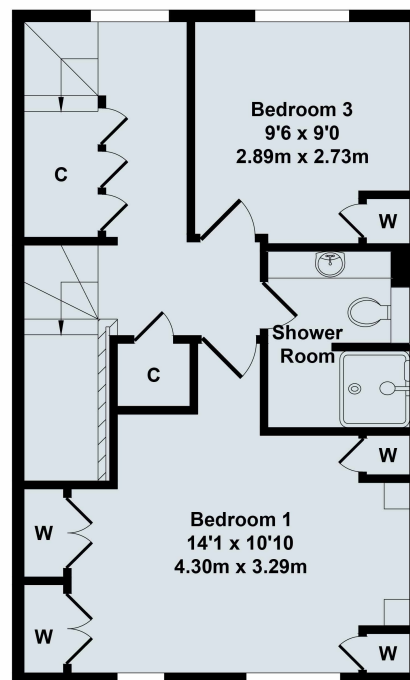
Close To The Town Centre

Price £399,950 Freehold
West Oxfordshire District Council Band D
- £2174.10 for 2022/23 EPC Rating: 78/C

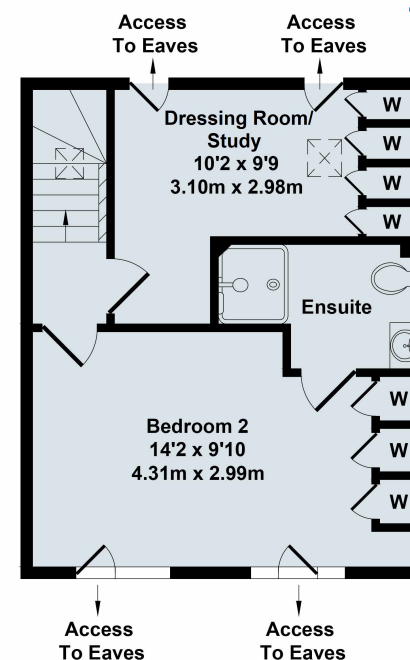




Ground Floor



First Floor



Second Floor

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Total Approx. Floor Area 1215 Sq.Ft. (112.90 Sq.M.)

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

Contact:

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