



8 Ansell Way, Milton Under Wychwood OX7 6LU

Distances - Witney, Market Square c. 9.8 miles / Kingham Train Station c. 5.6 miles / Oxford c. 24.2 miles

A 3 bedroom mid-terrace house, situated in this popular village and offered 'For Sale' with NO ONWARD CHAIN. The accommodation benefits from both double glazing and gas radiator central heating (new boiler fitted in 2021). The living accommodation includes an entrance hall, double aspect living room, a good size kitchen/breakfast room and the further advantage of a useful downstairs cloakroom. A garden is found to the rear, containing a large shed/workshop, whilst to the front is driveway parking for 2 vehicles.

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

Offers In Excess Of £300,000

t. 01993 772000

www.thomasmerrifield.co.uk

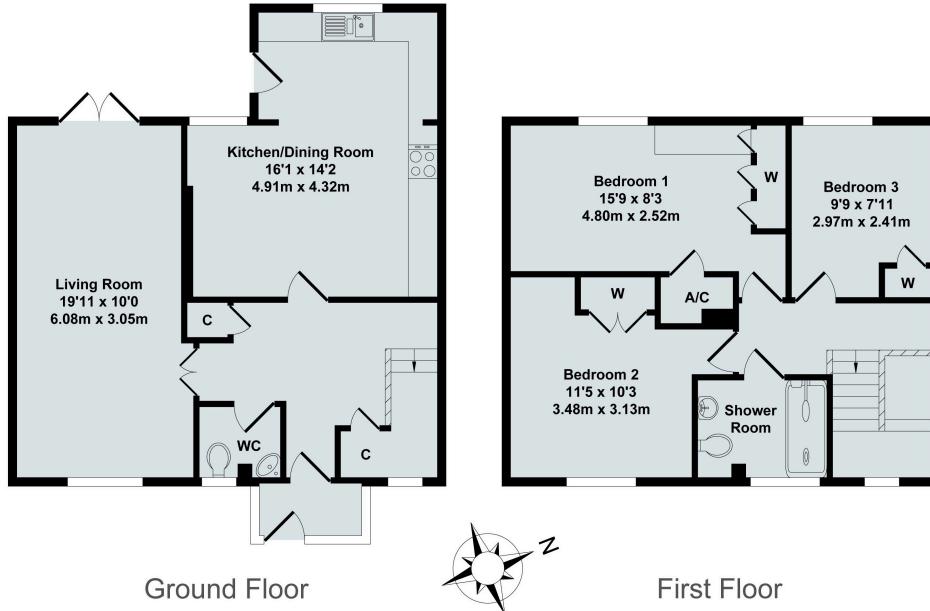


8 Ansell Way, Milton Under Wychwood OX7 6LU

- Entrance Hall & Cloakroom
- Double Aspect Living Room
- Kitchen/Breakfast Room
- 3 Bedrooms
- Shower Room
- Rear Garden & Shed/Workshop
- Driveway Parking For c. 2 Vehicles
- Double Glazing
- Gas Central Heating
- No Onward Chain

Directions

Leave Witney via B4022 (Hailey Road) and pass through the village of Hailey. Upon reaching Finstock, turn left at the crossroads and continue to Leafield. Proceed through the village eventually turning right into Fairspear Road. Follow the signposts to Shipton-Under-Wychwood and continue to Milton-Under-Wychwood. Turn left into Frog Lane and then right into The Sands. Ansell Way is the second left turn. Number 8 is marked by a Thomas Merrifield For Sale Board. 28B23



8 Ansell Way, Milton-Under-Wychwood, Chipping Norton, OX7

Total Approx. Floor Area 1034 Sq.Ft. (96.10 Sq.M.)

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

Local Authority:

WODC Band C / EPC Rating: 67/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.