

64 Moorland Road

Witney, Oxfordshire OX28 6LQ

64 Moorland Road, Witney, Oxfordshire OX28 6LQ



A spacious and extended 3 bedroom detached family home, conveniently situated in this town centre location. The property is presented in good condition with attractive living space including an entrance hall, living room, dining room, kitchen and a large utility room, plus a conservatory and the advantage of a ground floor shower/ cloakroom. To the first floor are 3 bedrooms, including 2 large doubles, and a family bathroom. The property has double glazing and gas central heating and the added benefit of a garage and parking to the front, and a private well established rear garden. The rear has a rear gated access, and there is a small strip of land to the rear included in the sale.



Material Information - sourced via Ofcom:
All mains are connected. Surface water floor risk is medium. Ultrafast broadband is available. Mobile & Data Signals - outdoor: good for EE, O2, Three & Vodafone / indoor: good for EE.

Directions
From Witney town centre proceed along Corn Street, taking the fourth exit at the roundabout onto Welch Way. Take the first left turn into Moorland Road. The property can then be found on the left hand side.

Draft details - may be subject to alterations. 10K26











GROUND FLOOR
Entrance Hall
Cloakroom/Shower Room
Living Room
Dining Room
Conservatory
Kitchen
Utility Room

FIRST FLOOR
3 Bedrooms
Bathroom

Double Glazing
Gas Central Heating

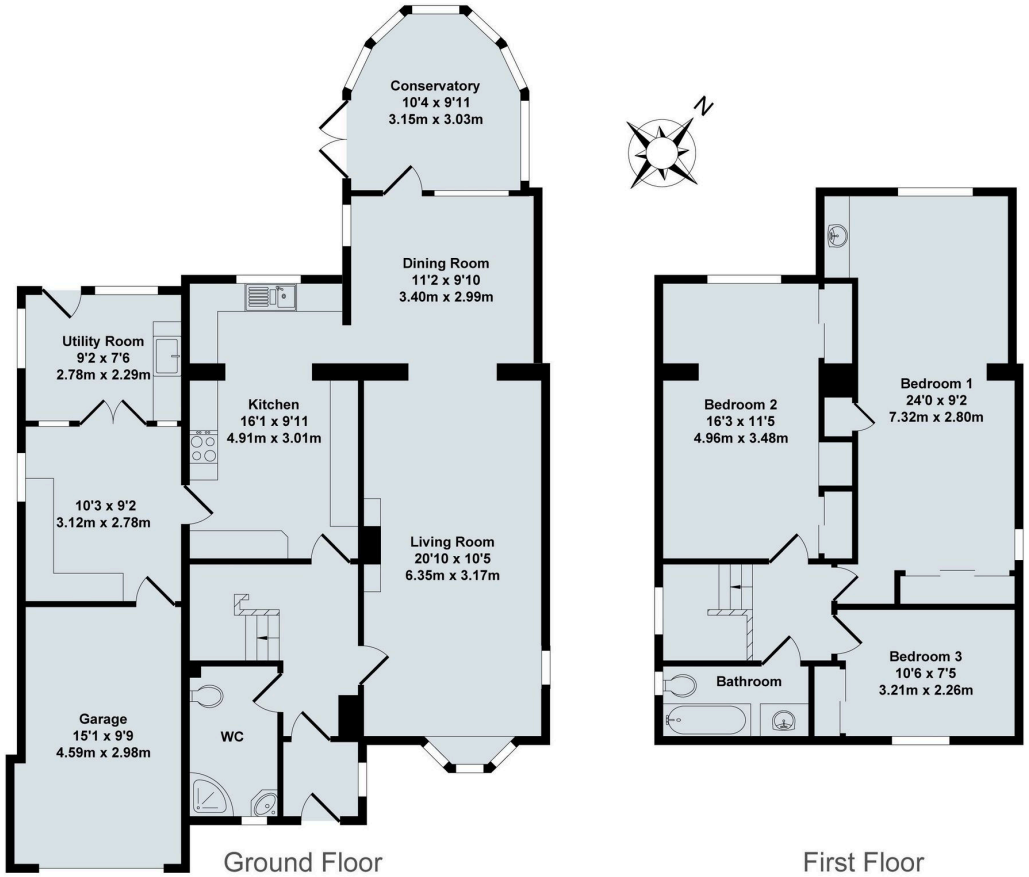
OUTSIDE
Garage
Driveway Parking
Private Well Established Rear Garden

Within Walking Distance Of The Town Centre
NO ONWARD CHAIN



Price £499,000
WODC Tax Band D / EPC Rating: 63/D

THOMAS MERRIFIELD
SALES LETTINGS



64 Moorland Road

Total Approx. Floor Area 1675 Sq.Ft. (155.60 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

Importance Notice

Thomas Merrifield and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be 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. Any areas, measurements or distances are approximate. The text, photographs and plans are for(guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merriifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.