



18 Collier Crescent, Witney OX28 6GN

A spacious and light 1 bedroom semi-detached freehold coach house, pleasantly situated in a desirable development close to the town centre shops, restaurants, Cinema and further amenities. Well presented accommodation includes an entrance hall, open plan living/ dining/kitchen area, a cloakroom, large double bedroom with fitted wardrobes, and a bathroom, together with double glazing and gas central heating. There is an open ended garage with a large understairs storage cupboard, further parking area beyond and the added benefit of a private rear garden. AVAILABLE FOR SALE WITH NO ONWARD CHAIN. Property Charge: Approx. £350 per year.

**THOMAS
MERRIFIELD**

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £245,000

www.thomasmerrifield.co.uk



18 Collier Crescent, Witney, Oxfordshire OX28 6GN

- Entrance Hall
- Open Plan Living/Dining/Kitchen
- Cloakroom
- Large Double Bedroom
- Ensuite Bathroom
- Double Glazing & GCH
- Open Ended Garage & Further Parking
- Private Garden
- Close To The Town Centre Amenities
- No Onward Chain

From OFCOM:

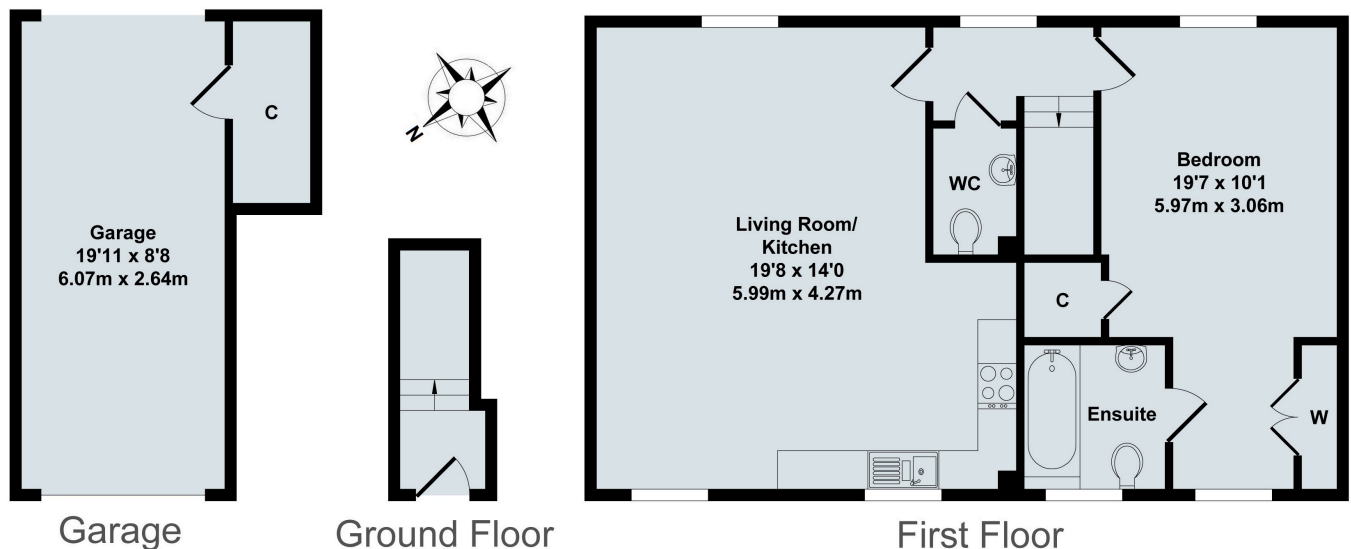
Broadband: Ultrafast is available

Mobile:

Outdoor is Likely for O2, EE, Vodafone and Three

Indoor is Likely for O2, EE, Vodafone and Three

PLEASE NOTE: We are required under the Estate Agents Act 1979, and the Provision of Information Regulation 1991 to point out that the vendor of this property is a "Connected Person" as defined by that act. 29C25



18 Collier Crescent

Total Approx. Floor Area 853 Sq.Ft. (79.20 Sq.M.)

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

Local Authority:

WODC Tax Band C / EPC Rating: 76/C

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:-

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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.
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