



46 Blakes Avenue, Witney OX28 3SY

A very appealing 3 bedroom house presented in excellent condition throughout, with a private south-west facing garden and block paved parking to the front and block paved to the rear. The spacious and light accommodation comprises an entrance hall, cloakroom, a double aspect living room, kitchen/dining room and a utility room, together with 3 well proportioned bedrooms and a bathroom. The property has double glazing, gas central heating and solar panels allowing for some free electricity. Solar panels are subject to a lease.

**THOMAS
MERRIFIELD**

SALES LETTINGS

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t. 01993 772000

Price £350,000

www.thomasmerrifield.co.uk

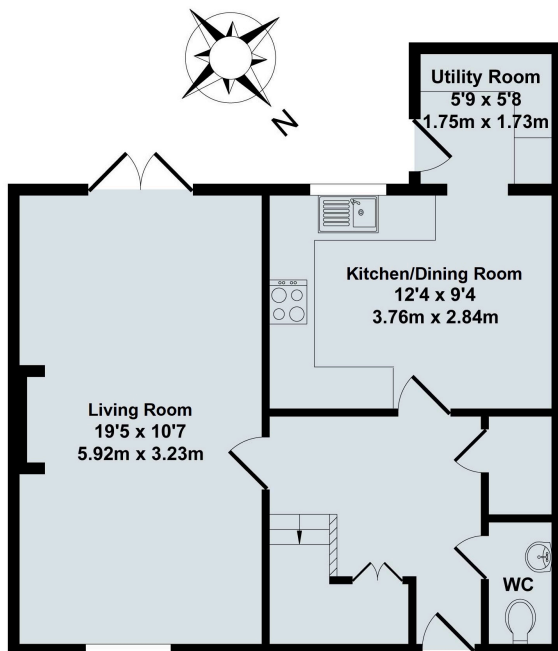


46 Blakes Avenue, Witney, Oxfordshire OX28 3SY

- Entrance Hall
- Cloakroom
- Double Aspect Living Room
- Kitchen/Dining Room
- Utility Room
- 3 Well Proportioned Bedrooms
- Bathroom
- Double Glazing & Gas Central Heating
- South-West Facing Garden
- Paved Parking To Front & Paved To Rear

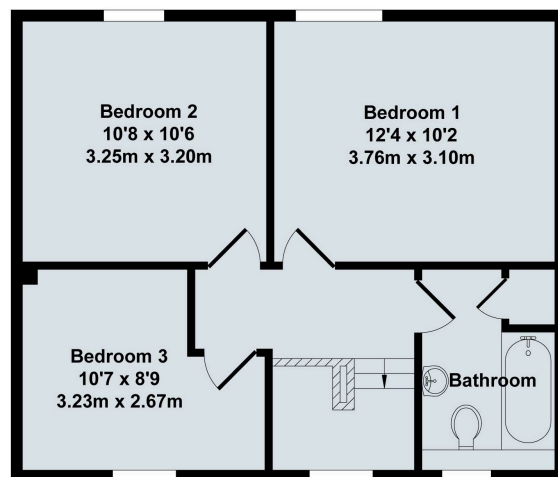
Directions

From our office in Market Square, proceed along Langdale Gate to the roundabout, turning left onto Witan Way. Follow this road along to the traffic lights, turning right onto High Street. Continue straight over the roundabout onto Bridge Street. Follow this road along to the double mini roundabouts, turning right onto Newland. Continue along Oxford Hill, turning right at the traffic lights onto Cogges Hill Road. Take the first turning on the left into Blakes Avenue. Follow the road along and the property is found on the right hand side. 18G25



Ground Floor

46 Blakes Avenue
Total Approx. Floor Area 971 Sq.Ft. (90.20 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"



First Floor

Local Authority:

WODC Tax Band C / EPC Rating: 71/C

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Tenure:

Freehold

Tel: 01993 772000

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