



32 Dark Lane, Witney OX28 6LX

Draft details - may be subject to alterations. Distances - Witney, Market Square c. 0.6 miles / Oxford c. 12.7 miles / Hanborough Railway Station c. 6 miles
 Very conveniently situated close to the town centre amenities, a 4 bedroom link-detached house. The accommodation benefits from both gas central heating and double glazing and includes an entrance hall, downstairs cloakroom, a living room and a kitchen/dining room. In addition to the ensuite shower room, there is also a family bathroom. There is an attached garage, driveway parking, and gardens to front and rear. In the rear garden is a large shed. All mains services. Ultrafast broadband is available. Mobile & data: Vodafone- 'Likely'.



SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £475,000

www.thomasmerrifield.co.uk

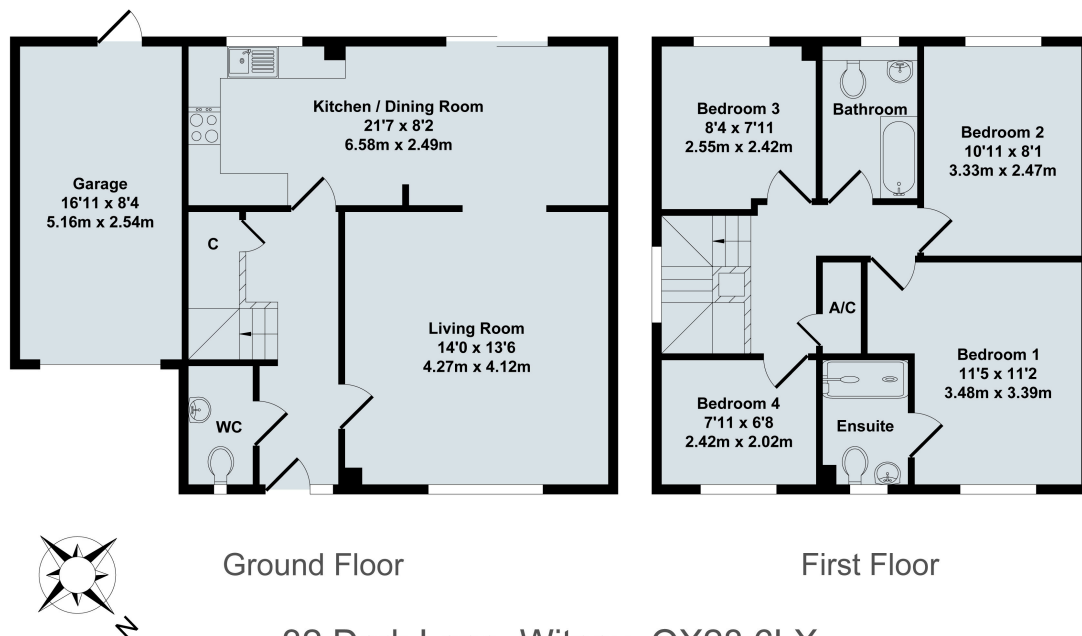


32 Dark Lane, Witney, Oxfordshire OX28 6LX

- Entrance Hall
- Cloakroom
- Living Room
- Kitchen/Dining Room
- 4 Bedrooms
- Ensuite & Family Bathroom
- Double Glazing & GCH
- South-Westerly Facing Garden
- Attached Garage & Driveway Parking
- Close To Town Centre Amenities

Directions - From our office in Market Square, proceed along Corn Street to the roundabout, taking the fourth exit onto Welch Way. Take the third turning on the left into Woodford Way. Continue through the next set of lights and turn left into Dark Lane. Bear right and number 32 is found on the left hand side. O3G25

Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



32 Dark Lane, Witney, OX28 6LX
Total Approx. Floor Area 1111 Sq.Ft. (103.20 Sq.M.)
 All items illustrated on this plan are included in the "Total Approx Floor Area"

Local Authority:

WODC Tax Band D / EPC Rating: 73/C

Contact:

52 Market Square, Witney,
 Oxfordshire, OX28 6AF

Tenure:

Freehold

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

Important Notice

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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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