



6 Old Rectory Mews, Witney OX28 4AG

Draft details - may be subject to alterations.

A 1 bedroom end terrace bungalow, situated in a small and pleasant retirement complex for those over the age of 55, and conveniently located just off the town centre. The property has accommodation to include a hall, living/dining room, kitchen, 1 bedroom and a shower room, plus electric heating and double glazing. There is parking available, plus a small paved area of outside space to the front.

**THOMAS
MERRIFIELD**

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £190,000

www.thomasmerrifield.co.uk



6 Old Rectory Mews, Witney, Oxfordshire OX28 4AG

- Entrance Hall
- Living/Dining Room
- Kitchen
- Bedroom
- Shower Room
- Double Glazing & Electric Heating
- Small Area Of Outside Space To The Front
- No Onward Chain
- Close To The Town Centre

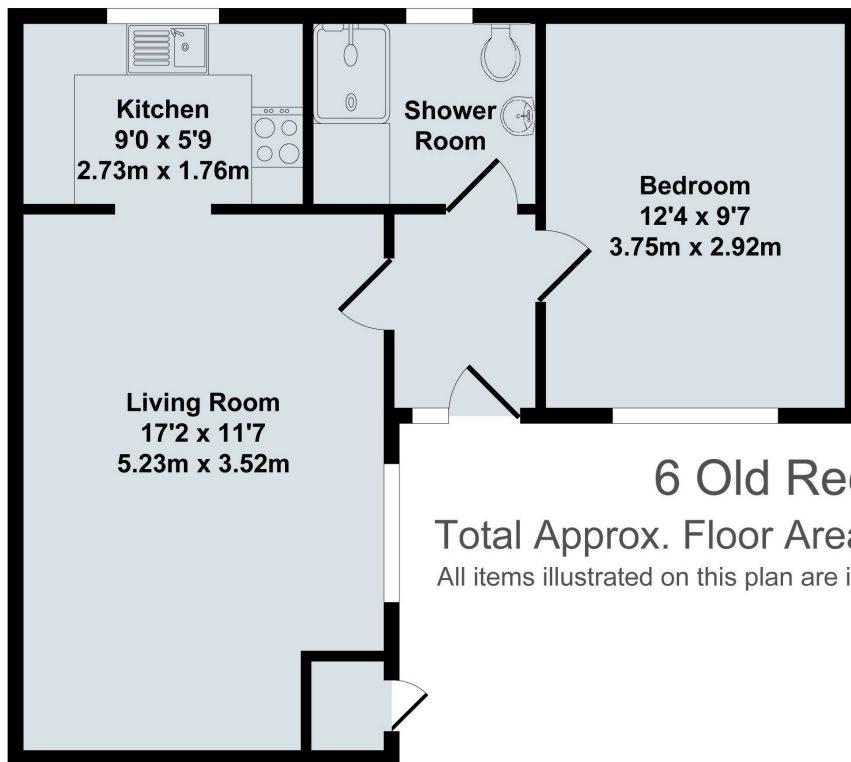
Directions - From our office in Market Square, proceed along Corn Street, taking the first turning the left into The Crofts. Bear left into The Crofts (again). Turn right into Old Rectory Mews and the property is found on the left hand side. 04G25

Material Information

All services are mains - with the exception of gas.

Ultrafast broadband is available.

Mobile & Data Signals - outdoor: EE, O2, Three & Vodafone / indoor: variable for O2, Three & Vodafone.



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Total Approx. Floor Area 450 Sq.Ft. (41.80 Sq.M.)

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

Local Authority:

WODC Tax Band B / EPC Rating: 53/E

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Tenure:

Leasehold - 999 yrs from 1st November 2001 - 975 yrs remaining. Service charge (2024) £1256 p.a - any shortfall is invoiced at the end of year.

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.
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