



Cogges Hill Road, Witney

105 Cogges Hill Road

Witney OX28 3XU

£270,000

Guide Price



Agent's Comment

"Cogges is a great location with its local Tesco store, take-away, doctors' surgery and veterinary practice"

The popular Cogges development sits on the eastern edge of Witney and offers both a pleasant meadow walk/cycle to town and good road/bus links to Oxford.

Available with no onward chain this super house would make an ideal first home or it has been a popular investment property for the last few years.

The modern kitchen has a breakfast bar for dining with a good size sitting room, two bedrooms and bathroom.

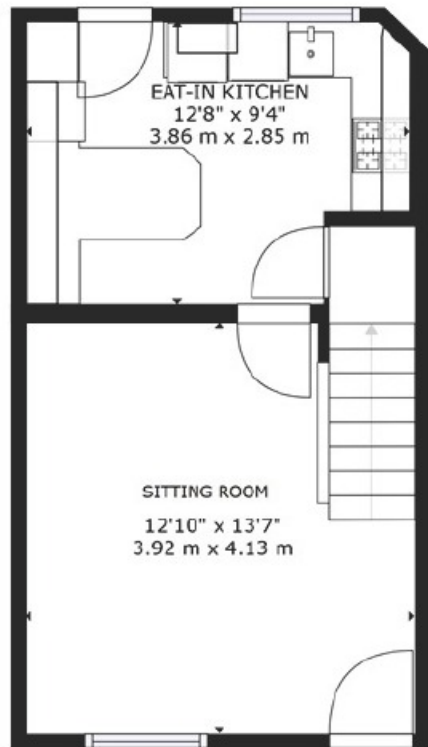
The rear garden affords a good degree of privacy with lawn and a patio area to enjoy alfresco dining. Additional attributes include driveway parking, single garage and quiet cul-de-sac position.

For added convenience the property is just across the way from a Tesco Express for all your day-to-day shopping needs or a pleasant walk across Langel Common takes you to Waitrose and the centre of town.

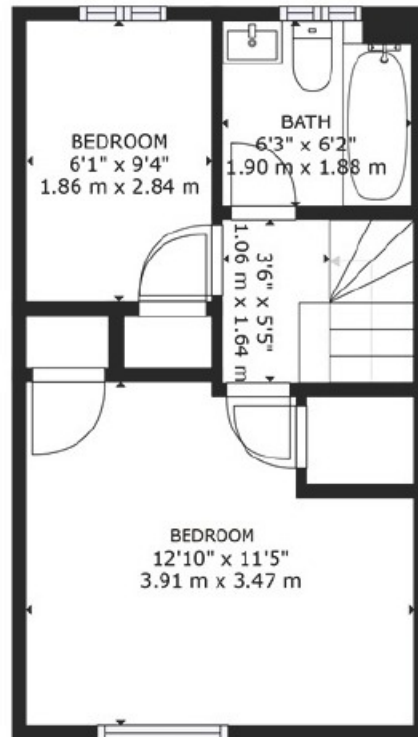




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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 393 sq. ft. 28 m², FLOOR 2: 299 sq. ft. 28 m²
 TOTAL: 692 sq. ft. 56 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Breckon & Breckon

est. 1947

Witney

01993 776 775

10 Market Square

Witney, Oxfordshire

OX28 6DB

witney@breckon.co.uk

breckon.co.uk



Oxford city centre

Tel: 01865 244735 (sales)
 Tel: 01865 201111 (letting)

Summertown

Tel: 01865 310300 (sales)
 Tel: 01865 558999 (apartments)

Headington

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Witney

Tel: 01993 776775 (sales)
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Council Tax Band:

Band C
 £1,842.50

Local Authority:

West Oxfordshire
 District Council

Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Current: 4.1 Potential: 6.0

England, Scotland & Wales