



Farmers Close, Witney

# 13 Farmers close

Witney OX28 1NN

## £300,000

Guide Price



### Agent's Comment

*"A superb opportunity for a spacious family home in good order and close to all amenities"*

Farmers Close is a super development within walking distance of schools, shops and the town centre. This light and airy family home enjoys a large window to the sitting room which allows natural light to flow through and the modern kitchen/breakfast room offers a wide range of units and space for family dining.

There are two doubles and one single bedroom to the first floor and the house bathroom has a three piece suite.

The front garden is laid to lawn and the rear garden is set with low maintenance in mind.

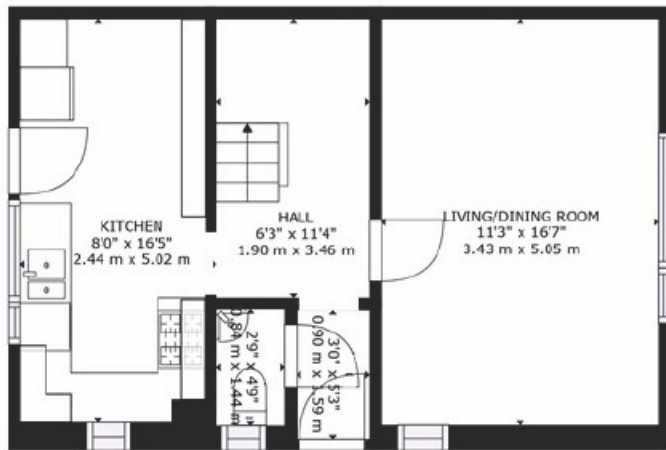
Overall a super home with gas central heating to radiators and a garage accessed from the rear garden.

Witney is a delightful market town historically connected with the wool trade and blanket making. It has an excellent range of shopping and leisure amenities including most of the high street retail brands, as well as a multi-screen cinema, and a fine choice of pub/restaurants. It also has the benefit of plentiful free car parking.

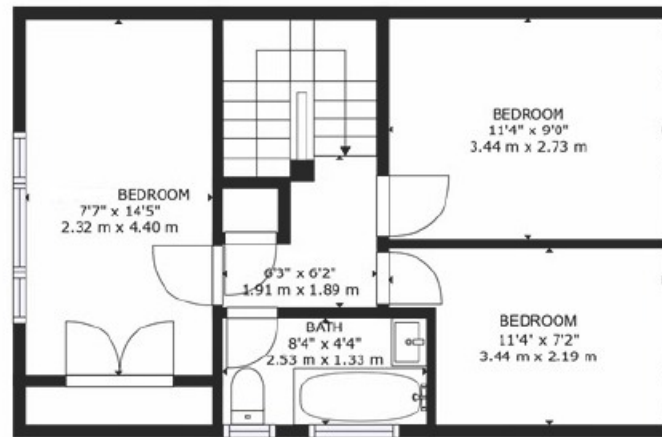




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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 432 sq. ft./40 m<sup>2</sup>, FLOOR 2: 430 sq. ft./40 m<sup>2</sup>  
 TOTAL: 862 sq. ft./80 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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**Council Tax Band:**

Band C - £2,024

**Local Authority:**

West Oxfordshire District Council

