



Farmers Close, Witney

142 Farmers Close

Witney OX28 1NW

£375,000

Guide Price



Farmers Close is a super development within walking distance of schools, shops and the town centre. Overlooking an open green to the front, this link-detached, light and airy family home enjoys a large window to the sitting room which allows natural light to flow through and the wood burning stove makes this an ideal place for relaxing. The modern kitchen offers a wide range of units and space for breakfast dining with a separate dining room and cloakroom completing the ground floor. This lovely property has undergone refurbishment and our client will be replacing two of the toilets, laying new flooring to the kitchen, with new carpets and curtains. The front garden will also be re-landscaped to match the rear. The works will be finished before completion and this wonderful family home is being sold with no onward chain. The first floor offers three bedrooms, the master having a shower and sink plus modern bathroom and separate WC.

The generous rear garden affords a high degree of privacy and its set with ease of maintenance in mind allowing plenty of time to enjoy alfresco dining. A super home with gas central heating and parking to the rear.

Agent's Comment

"Viewing is highly recommended to fully appreciate this spacious family home in a prime spot within easy reach of all amenities"



Enclosed



IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.



GROSS INTERNAL AREA
 FLOOR 1 737 sq.ft. FLOOR 2 467 sq.ft.
 TOTAL : 1,203 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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Oxford city centre

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

Summertown

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

Headington

Tel: 01865 750200 (sales)
 Tel: 01865 763999 (letting)

Abingdon

Tel: 01235 550 550 (sales)
 Tel: 01235 554 040 (letting)

Woodstock

Tel: 01993 811881 (sales)
 Tel: 01993 810100 (letting)

Witney

Tel: 01993 776775 (sales)
 Tel: 01865 201111 (letting)



Council Tax Band:

Band C
 £2023.57

Local Authority:

West Oxfordshire
 District Council

Energy Efficiency Rating		Current	Potential
100.00	A		
91.67	B		
83.33	C		
75.00	D		
66.67	E		
58.33	F		
50.00	G		
		76	54

Energy efficient - Best energy class

Energy efficient - Worst energy class

England, Scotland & Wales