



Farmers Close, Witney

223 Farmers Close

Witney OX28 1LH

£200,000

Guide Price



Agent's Comment

"A super starter home close to all amenities - an appointment to view is highly recommended"

Farmers Close is a super development within walking distance of schools, shops and the town centre. This light and airy house offers a super opportunity to step onto the ladder or equally a great investment. The modern kitchen/breakfast room offers a good range of units and space for breakfast stools and the sitting room is filled with natural light offering plenty of space for relaxing.

A double bedroom and three piece bathroom complete this superb home.

There is paved parking to the front and the rear garden is set with low maintenance in mind and affords a good degree of privacy. Overall a super home with gas central heating to radiators and private parking, all within easy reach of the amenities in the town.

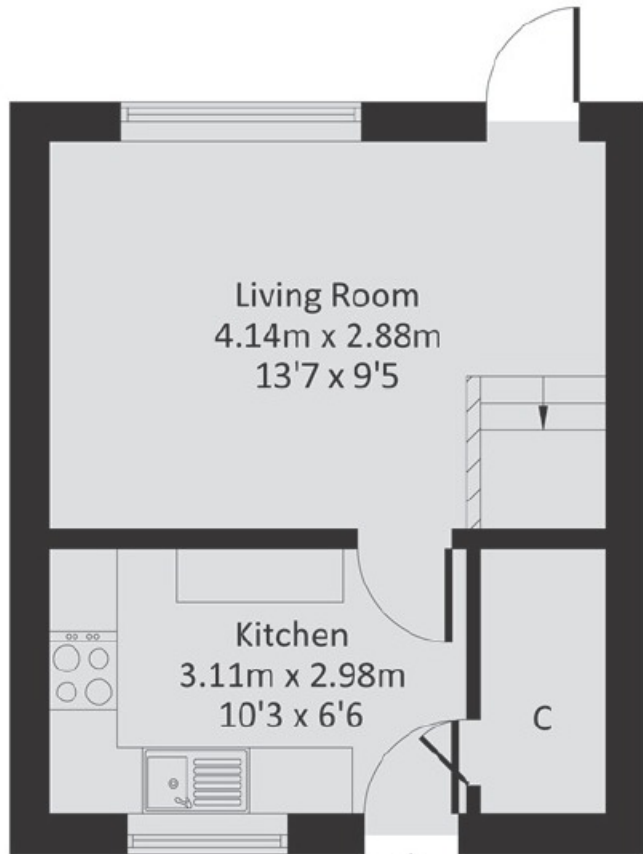


Enclosed

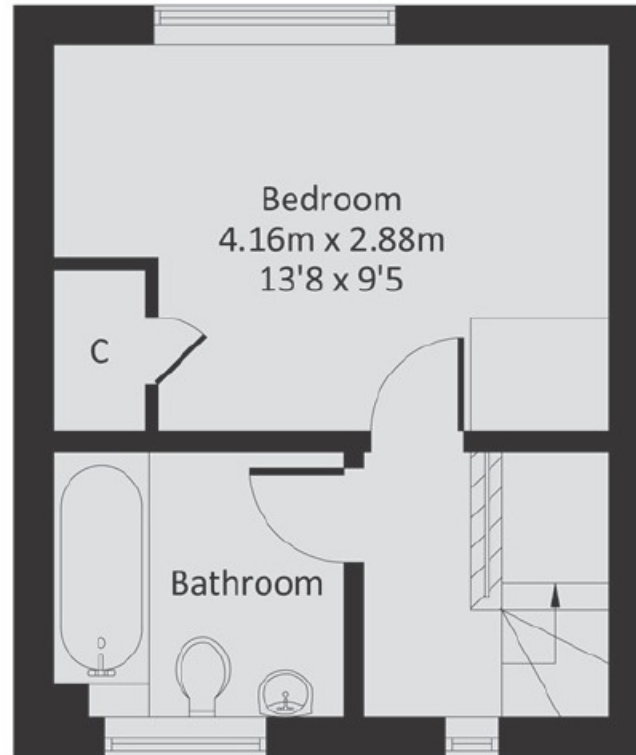


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Approximate Gross Internal Area = 41.50 sq m / 447 sq ft



Ground Floor



First Floor



Breckon & Breckon
est. 1947

Witney

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Oxford city centre

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

Summertown

Tel: 01865 310300 (sales)
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Headington

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Abingdon

Tel: 01235 550 550 (sales)
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Woodstock

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

Witney

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



Council Tax Band:

Band B
£1770.63

Local Authority:

West Oxfordshire
District Council

Energy Efficiency Rating		Score
Very Energy Efficient (Over 90kW/m ²)	A	93
91-90kW/m ²	B	83
80-90kW/m ²	C	73
70-80kW/m ²	D	63
60-70kW/m ²	E	53
50-60kW/m ²	F	43
40-50kW/m ²	G	33

See energy efficient - higher energy code
England, Scotland & Wales