



18 Pensclose, Witney – OX28 2EQ

Welcome to 18 Pensclose...

A modern end of terrace house enjoying a lovely setting next to a large green and within easy reach of the town centre and a regular bus service to Oxford.

The accommodation comprises entrance porch, a sitting room which is open to the kitchen, conservatory with French doors accessing the rear garden, two bedrooms and a bathroom. Gas radiator heating, double glazing and the garage is located in a block close by.

Witney is an attractive town steeped in history, with good modern amenities and a bustling community life. There are fine buildings surrounding the ancient Buttercross and a twice weekly market. There are two major health centres in the town with others on the periphery and an excellent choice of primary and secondary schools, including faith schools. Witney Lakes Resort has a golf course, health club and swimming pool and there is also a community leisure centre. The Woolgate Centre and Marriotts Walk together with other smaller shopping areas provide an excellent variety of shops including Marks & Spencer, a Multi-Screen Cinema and many restaurants and food outlets. Public transport is available from outlying villages and from Witney to Oxford.

Council Tax band: C £2125.53

Tenure: Freehold

EPC Energy Efficiency Rating: C

Positioned next to a large open green

Sitting Room, Kitchen and Conservatory

Two bedrooms

Bathroom

Available with no onward chain

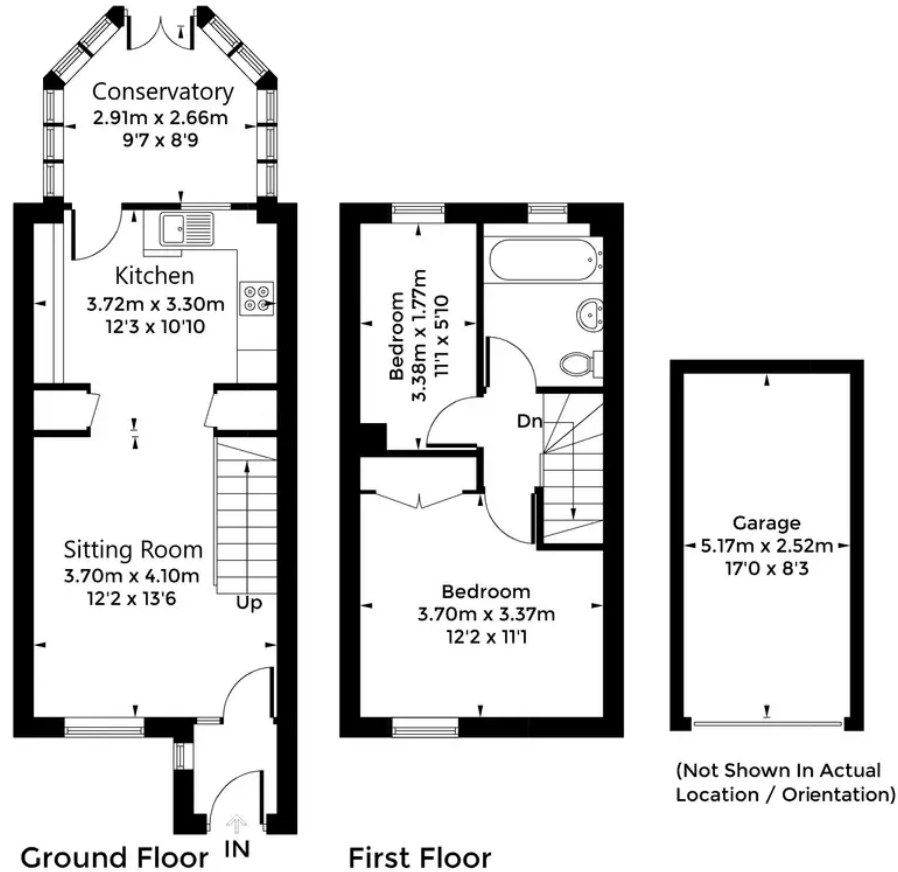
Garage and Gardens

Easy reach of town centre and bus service to Oxford





Approximate Gross Internal Area = 65.5 sq m / 705 sq ft
Garage = 12.9 sq m / 139 sq ft
Total = 78.4 sq m / 844 sq ft



Martyn Cox & Company

Martyn Cox & Company, 6-8 Corn Street, Witney - OX28 6BL

01993 779020 • property@martyncox.com • www.martyncox.com/



Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only.