

MARTYN COX  
— & COMPANY —



10 Parkside, North Leigh – OX29 6SG

Witney



## **Welcome to 10 Parkside**

A mature semi detached family home in a popular village, available with no onward chain and within easy reach of Witney town centre and Hanborough train station.

The extended accommodation comprises entrance hall with cloakroom, spacious living room, dining room, a sitting/garden room, kitchen, side conservatory, three bedrooms and a shower room. Gas central heating, garage with remote control electric door, driveway parking and a corner plot rear garden with large patio and gravel areas and useful timber shed.

North Leigh is within easy reach of Witney, Oxford, Woodstock and Hanborough train station. There is a primary school, memorial hall/post office/library and two public houses. The village combines an attractive mixture of modern and older property and is an active and thriving community.

Council Tax band: D £2,159.97

Tenure: Freehold

Energy Performance Certificate D

**Available with no onward chain**

**Three bedroom family home**

**Living, Dining & Garden Room**

**Kitchen & Conservatory**

**Cloakroom & Shower Room**

**Garage & Gardens**

**Village cul de sac location**





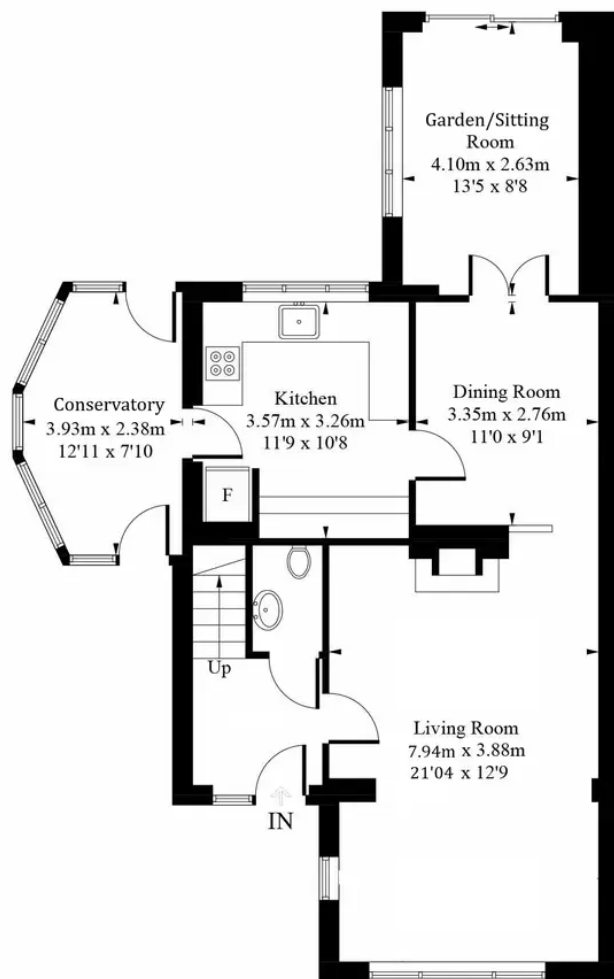




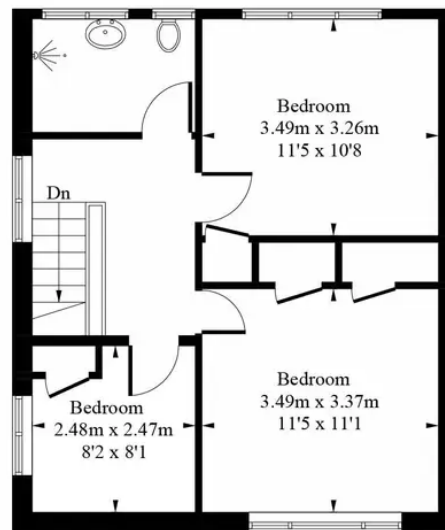
Approximate Gross Internal Area = 125.76 sq m / 1353 sq ft

Garage = 14.7 sq m / 158 sq ft

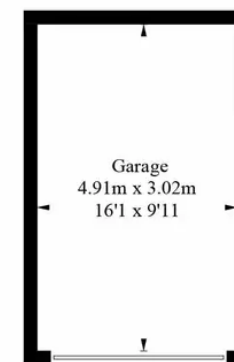
Total = 140.46 sq m / 1511 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

# Martyn Cox & Company

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

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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