



## Welcome to 116 Wadards Meadow

Superbly located 3 bedroomed home close to Oxlease Park and a short walk through Langel Common to Witney town centre.

On entering, the hallway connects the doors to the welcoming sitting room and kitchen/diner. The kitchen/diner is well-appointed with modern base and wall units, a double ceramic sink, built-in dishwasher, microwave, and double oven, as well as a 5-ring gas hob with extractor over. Benefitting from a downstairs WC there is also a utility room with storage, a ceramic sink, and space for a tumble dryer and washing machine. To the first floor, a bedroom currently used as an office/study, and two further double bedrooms, one with built-in wardrobe. The family bathroom has a low-level WC, wall-mounted wash hand basin, and a panel bath with shower over.

Council Tax band: C £2023.57

Tenure: Freehold

EPC Energy Efficiency Rating: C

**Tastefully presented Kitchen/Diner**

**Rear garden with decked area & summerhouse**

**Close to Oxlease Park**

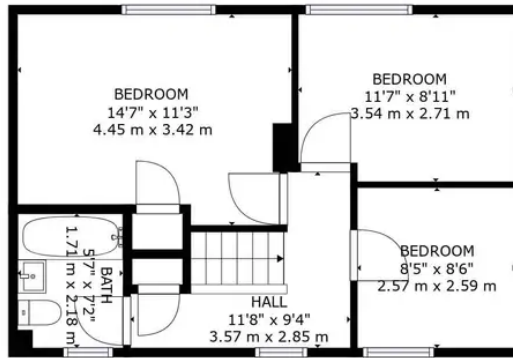
**Ground floor WC**

**Utility area**

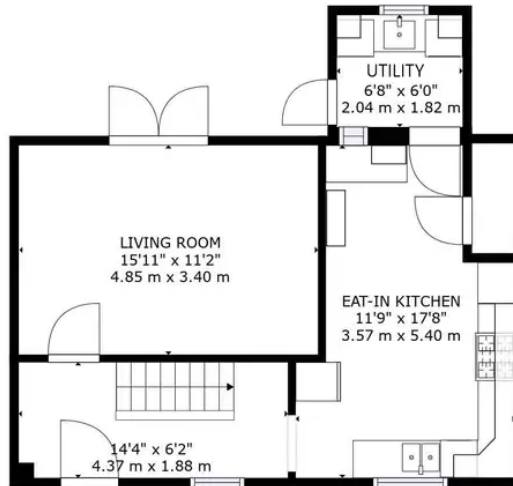
**3 Bedrooms**







FLOOR 2



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 516 sq. ft, 48 m<sup>2</sup>, FLOOR 2: 472 sq. ft, 44 m<sup>2</sup>  
 TOTAL: 987 sq. ft, 92 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# Martyn Cox & Company

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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