

MARTYN COX
— & COMPANY —



6b Crawley Road, Witney – OX28 1HS

Welcome to 6b Crawley Road

A first floor maisonette enjoying a non estate position with driveway parking and a rear garden.

A modern first floor maisonette with its own entrance, driveway parking and the advantage of a rear garden, located within walking distance of the town centre amenities and a regular bus service to Oxford. The accommodation briefly comprises entrance door with staircase to the first floor landing, open plan kitchen/living room, a double bedroom and bathroom. Gas radiator heating and double glazing. Available with no onward chain.

Share of the Freehold 50/50. Lease 125 years from 01/01/2010.

Witney is an attractive town steeped in history, with good amenities and a bustling community life. There are fine buildings surrounding the ancient Buttercross and a 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: B £1,700.27

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

First floor maisonette with its own entrance

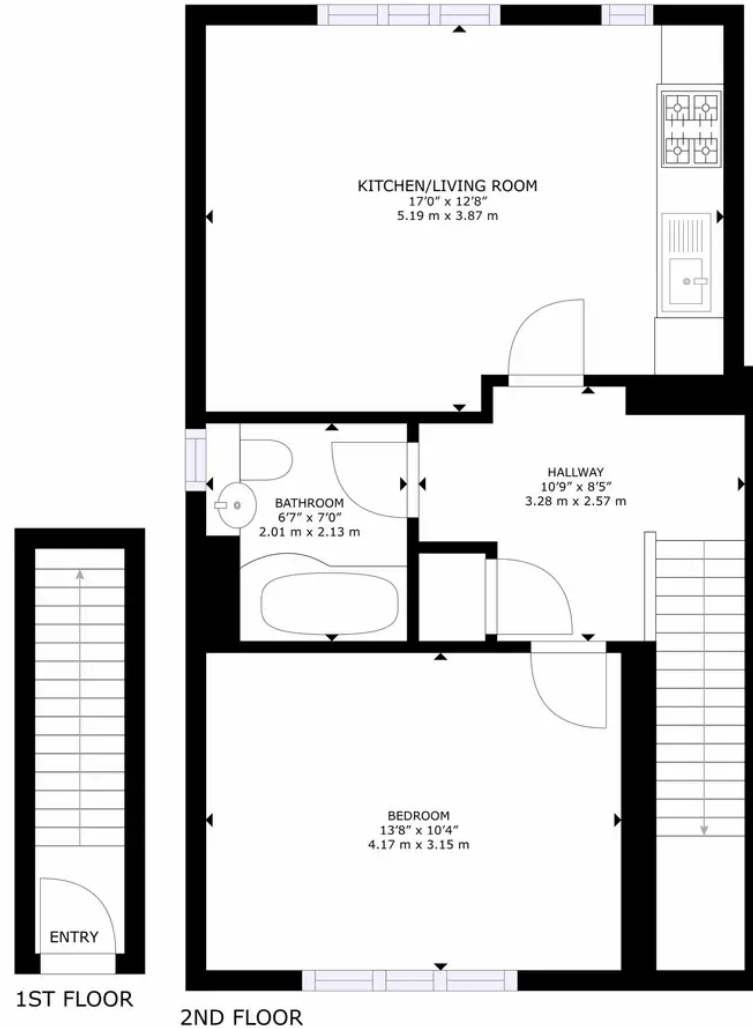
Available with no onward chain

Double Bedroom & Bathroom

Garden







GROSS INTERNAL AREA
2ND FLOOR: 542 sq. ft, 50 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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