

MARTYN COX  
— & COMPANY —



18 The Crescent, Witney – OX28 2EL

## Welcome to 18 The Crescent

Now available for sale for the first time in several decades is this 3 bedroomed property with large garden in The Crescent. Close to Woodgreen and tucked away within a peaceful one way access road, the property is perfect for updating and would be a superb base for a growing family.

Superb large lawned area to the rear with further garden situated behind the greenhouse. Garden shed. Access to detached garage (corrugated roof with potential asbestos that may need specialist attention).

Council Tax band: D £2,276.52

Tenure: Freehold

EPC Energy Efficiency Rating: E

**Large garden**

**Garage**

**Driveway parking**

**Two receptions**

**Large 2nd floor room that could be utilised for a variety of uses**

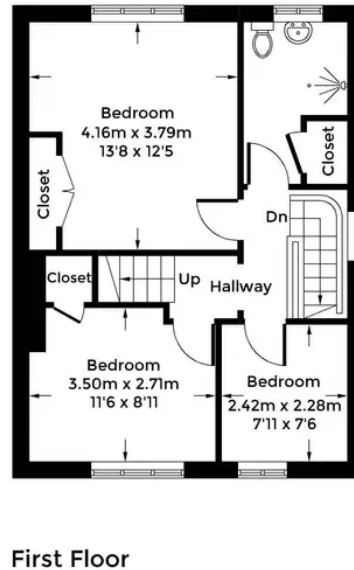
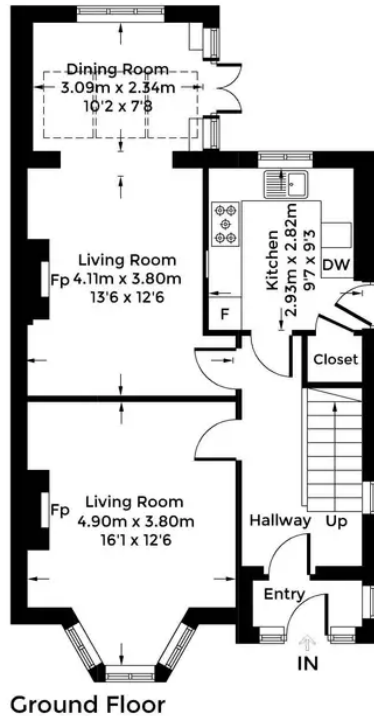
**Scope to further improve**

**Three bedrooms**

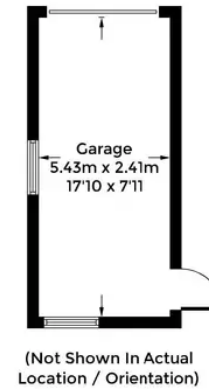
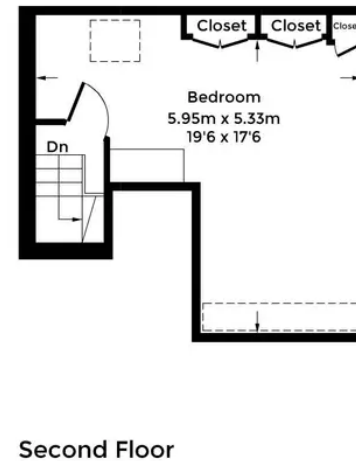




Approximate Gross Internal Area = 130.0 sq m / 1403 sq ft  
 Garage = 13.1 sq m / 141 sq ft  
 Total = 143.1 sq m / 1544 sq ft



= Reduced headroom below 1.5m / 5'0



# 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