

MARTYN COX
— & COMPANY —



56 New Yatt Road, Witney – OX28 1PA

Welcome to 56 New Yatt Road

A mature and individual detached family home, enjoying a large rear garden in a highly regarded setting within easy reach of the many town centre amenities.

The generous accommodation comprises entrance porch, hall, cloak/shower room, a spacious living room with fireplace and glazed doors opening to both the study and dining room, a large kitchen, four double bedrooms, ensuite shower room and main bathroom. Gas central heating, solar panels, garage plus off road parking and a lovely established garden. The solar panels also benefit from battery storage so free electricity can be enjoyed during the night as well as the day. The property is available with no onward chain and offers potential to update/remodel, subject to obtaining necessary consents.

Council Tax band: F £3288.31

Tenure: Freehold

EPC Energy Efficiency Rating: C

Sought after location within easy reach of Witney town centre amenities

Four bedrooms

Living room, dining room and study

Bathroom and two shower rooms

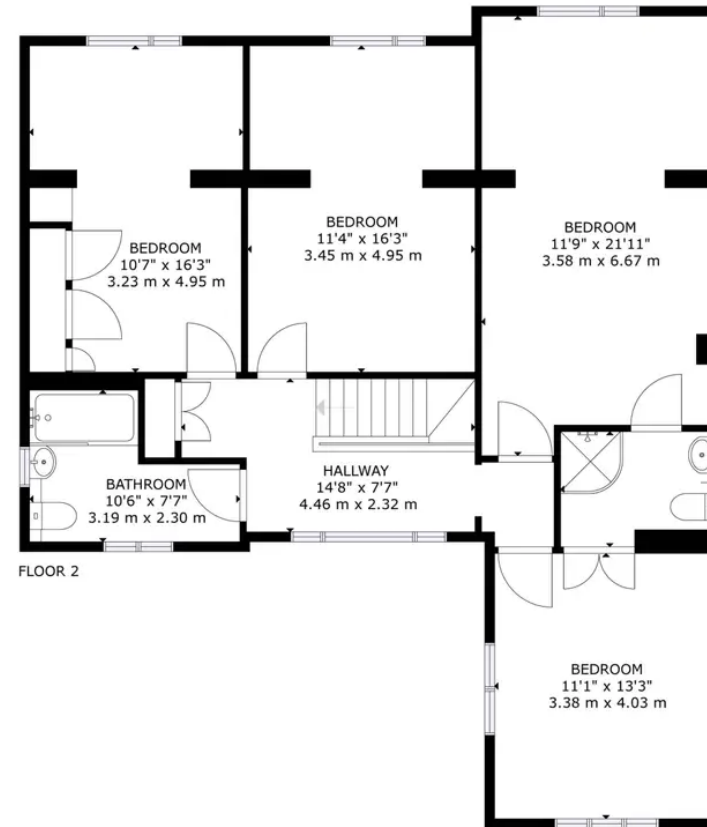
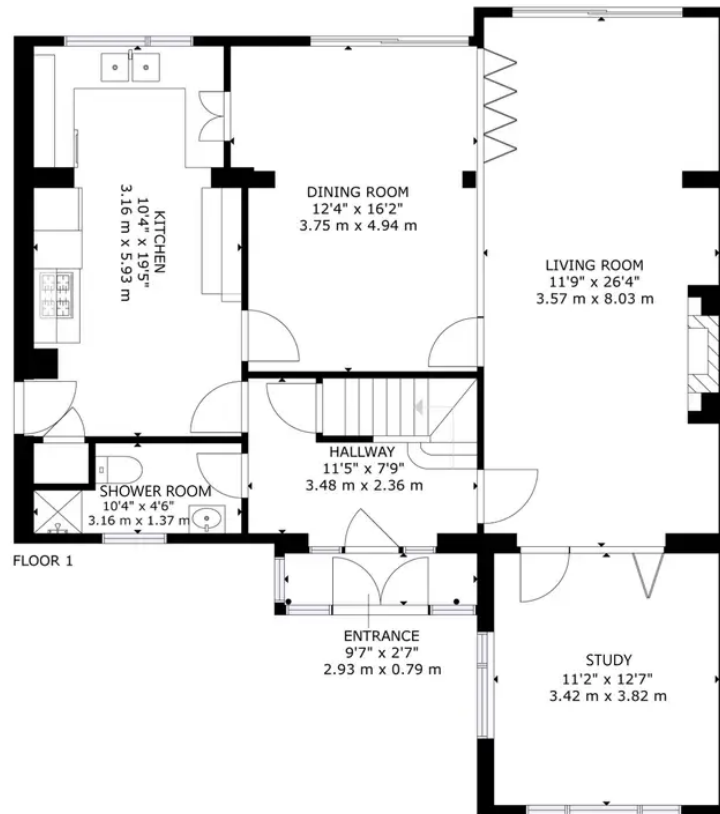
Kitchen

Garage and off road parking

Large rear garden







EN SUITE
SHOWER
7'10" x 5'9"
2.38 m x 1.75 m

GROSS INTERNAL AREA
FLOOR 1: 1034 sq.ft, 96 m², FLOOR 2: 1010 sq.ft, 94 m²
TOTAL: 2044 sq.ft, 190 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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