



The Crofts, Witney

62 The Crofts

Witney OX28 4AE

£350,000

Guide Price



Agent's Comment

"Enjoy town centre living in this charming home that offers 835 sq ft of characterful living"

Just a leisurely stroll to Witney town centre and the abundance of facilities on offer this natural stone property is a real delight offering a wealth of period charm throughout including beams, exposed brickwork, and a fireplace with stove. Nicely presented the good size living/dining room has a red brick fireplace with stove creating a cosy ambiance for relaxing, there is good space for family dining too. The contemporary kitchen to the rear is fitted with a wide range of units and integrated appliances. Over the first and second floors there are three bedrooms and good size family bathroom.

The delightful rear garden is fully enclosed and affords a good degree of privacy with a seating area to enjoy alfresco dining. There is a garden shed and log store at the rear boundary with a gate through to private parking. Overall, a lovely, town centre cottage with the additional benefit of private parking and where an appointment to view would not disappoint.



Enclosed



IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.



GROSS INTERNAL AREA
 FLOOR 1: 372 sq. ft. 35 m², FLOOR 2: 243 sq. ft. 23 m²
 FLOOR 3: 220 sq. ft. 20 m², EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 31 sq. ft. 3 m²
 TOTAL: 835 sq. ft. 78 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Witney
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 10 Market Square
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Oxford city centre

Tel: 01865 244735 (sales)
 Tel: 01865 201111 (letting)

Summertown

Tel: 01865 310300 (sales)
 Tel: 01865 558999 (apartments)

Headington

Tel: 01865 750200 (sales)
 Tel: 01865 763999 (letting)

Abingdon

Tel: 01235 550 550 (sales)
 Tel: 01235 554 040 (letting)

Woodstock

Tel: 01993 811881 (sales)
 Tel: 01993 810100 (letting)

Witney

Tel: 01993 776775 (sales)
 Tel: 01865 201111 (letting)



Council Tax Band:
 Band C - £2,125.53

Local Authority:
 West Oxfordshire
 District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - above average costs	A		
Energy efficient - below average costs	B		
Average energy costs	C		
Below average energy costs	D		
High energy costs	E		
Very high energy costs	F		
Extremely high energy costs	G		
		65	61