

MARTYN COX
— & COMPANY —



103 Park Road

North Leigh, OX29 6SB

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North Leigh, Witney

A character village home with detached annexe and a long rear garden, located within easy reach of Witney town centre and Hanborough train station.

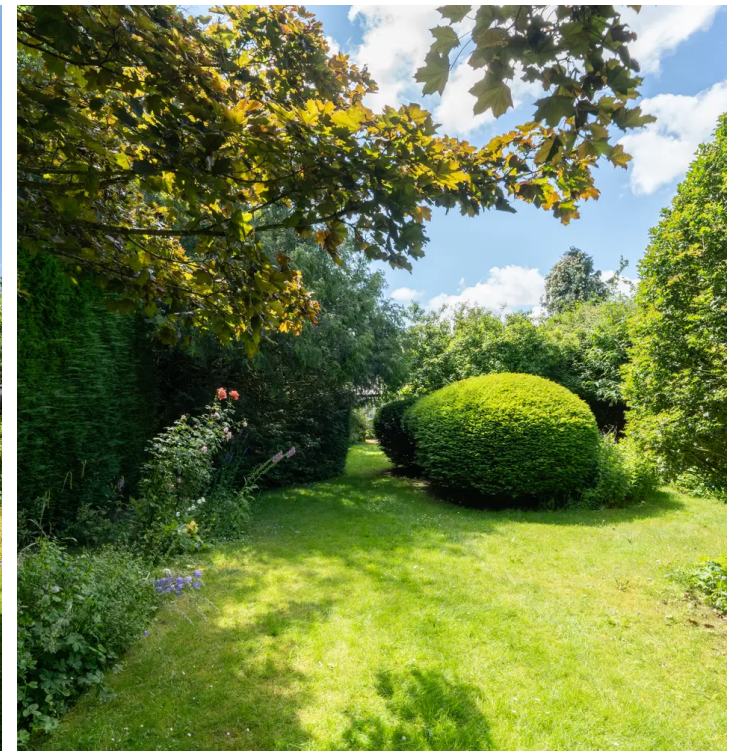
Council Tax band: D

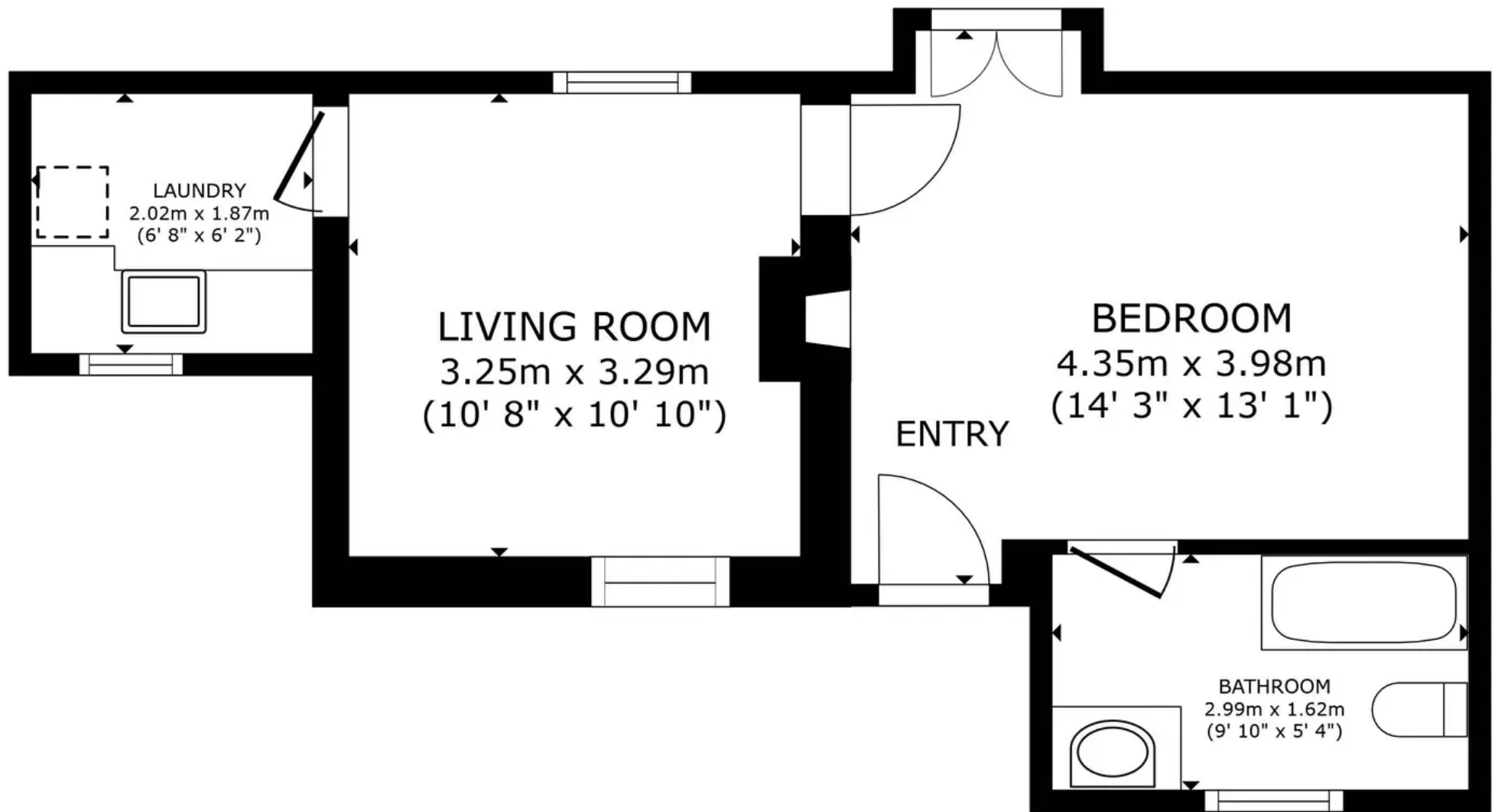
Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Charming 3 bedroom semi detached property
- Lovely village setting
- Detached annexe
- Long rear garden
- Solar panels

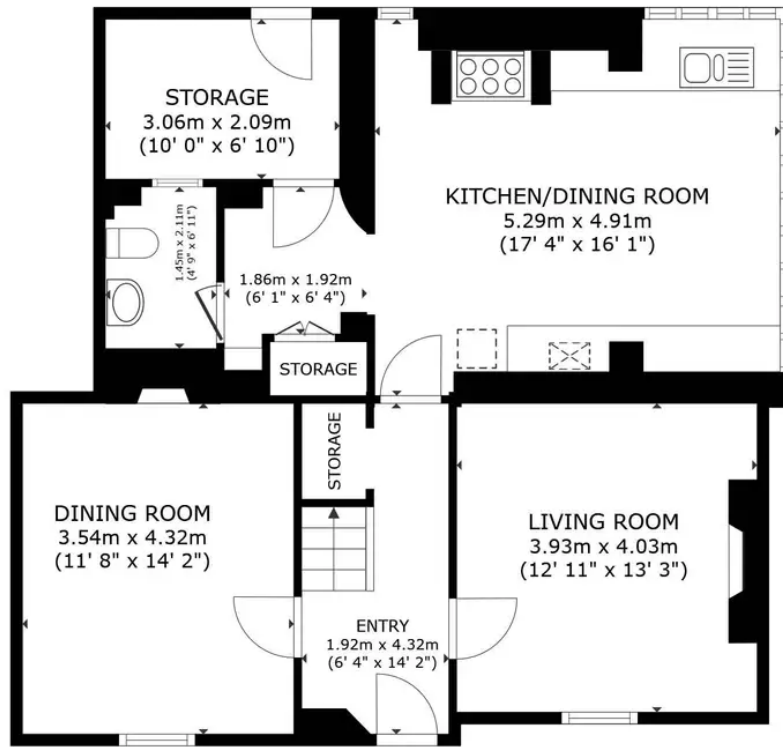




FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 36.8 m² (397 sq.ft.)
TOTAL : 36.8 m² (397 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1 84.3 m² (908 sq.ft.) FLOOR 2 61.9 m² (666 sq.ft.)
TOTAL : 146.2 m² (1,574 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Martyn Cox & Company

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These particulars are approximate and for illustrative purposes only. They have been prepared in good faith and not intended to be part of an offer or contract. We have not carried out a structural survey and the services, appliances and fittings have not been tested. photos, measurements, floor plans, distances, lease details, services charges and ground rent are given as a guide only.