

MARTYN COX  
— & COMPANY —



8 Quarry Road, Witney, OX28 1JS

*Freehold*



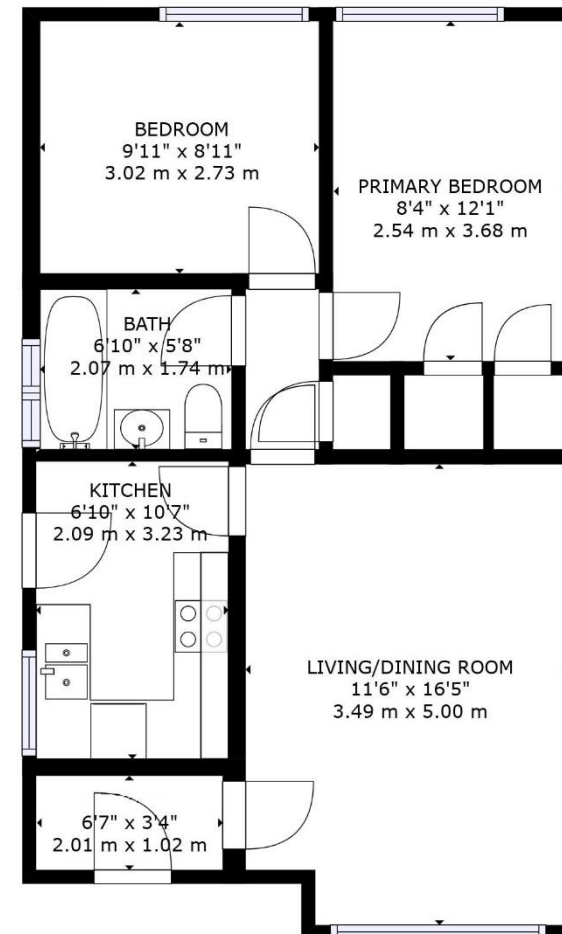
## 8 Quarry Road, Witney, OX28 1JS

This semi detached bungalow is in need of total refurbishment. Located in a sought after area and benefiting from a detached garage with further parking to front. A great project for those with great vision.

Hallway with access to sitting room window to front aspect. Bedroom with window to rear aspect, built in wardrobe, airing cupboard with hot water cylinder. Further bedroom with window to rear aspect.

Council Tax Band C £2,023 approx

- Two bedrooms
- Refurbishment project
- Detached garage
- Sought after location



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 587 sq. ft, 55 m<sup>2</sup>  
TOTAL: 587 sq. ft, 55 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

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### Disclaimer

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 and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.