



Park View Road, Witney

34 Park View Road

Witney OX28 1GA

£300,000

Guide Price



Ideally located on the edge of Madley Park which fits the bill for family living with its local shops, primary and secondary education, nearby bus links, this attractive home sits on one of the most desirable roads and is one not to be missed. Just off the hall is the modern kitchen offering a good range of units, integrated appliances, and space for white goods. Filled with natural light the sitting room has doors to the garden and the cloakroom completes the ground floor space. Two double bedrooms are well served by a modern bathroom on the first floor.

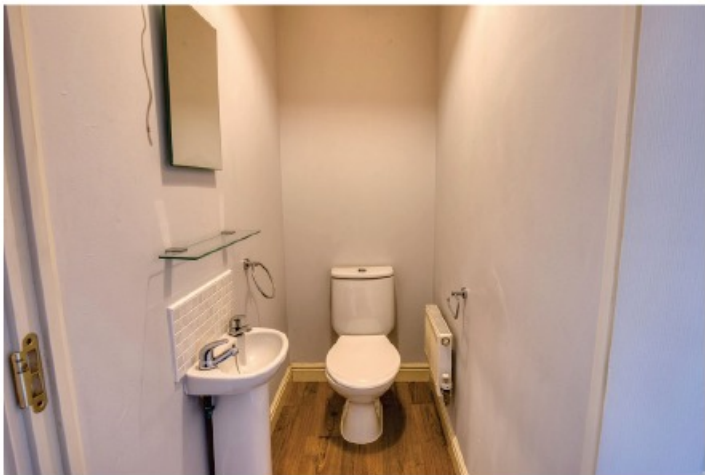
Enclosed by a mix of walling and fence, the garden offers good privacy with a lawn area and path to the rear of the garage.

Witney is a delightful market town with an excellent range of shopping and leisure amenities including most of the high street retail brands, as well as a multi-screen cinema, and a fine choice of pub/restaurants. The A40 provides a road link to Oxford to the east and Cheltenham to the west. A main line station with a fast London service is at nearby Long Hanborough about five miles away.

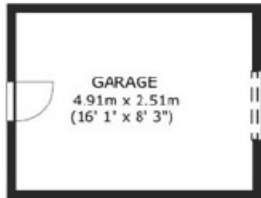
Agent's Comment

"Being sold with no onward chain this fabulous two bed property is an exciting first home or investment buy"

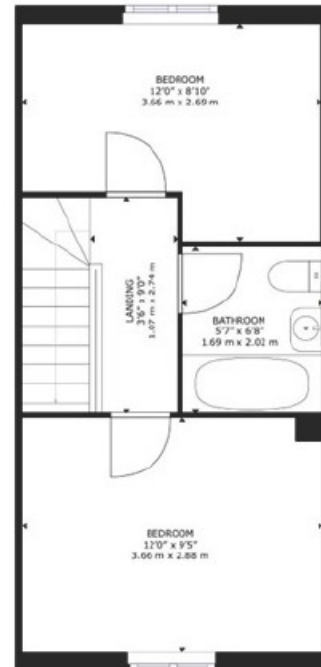




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PARK VIEW ROAD FLOOR PLAN



GROSS INTERNAL AREA
 FLOOR 1: 313 sq. ft, 29 m²; FLOOR 2: 316 sq. ft, 29 m²
 TOTAL (EXCLUDING GARAGE): 629 sq. ft, 58 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2

Breckon & Breckon est. 1947

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est. 1947

Witney

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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 rating scale	A		95
Energy efficient	B		
Decent energy efficiency	C		74
Some energy efficiency	D		
Low energy efficiency	E		
Very low energy efficiency	F		
Energy inefficient - below rating scale	G		