



12 UNION WAY

WITNEY OX28 6HD



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Breckon & Breckon
est.1947

GUIDE PRICE £575,000



Nicely positioned just on the edge of the busy town centre, this fine home enjoys a non-estate position and no onward chain. This lovely family home has been well looked after across the years and offers superb living space across two floors. The feature fireplace in the sitting room is a superb focal point, and the dining room opens to the sunny conservatory. The modern, well-appointed kitchen offers a wide range of units, integrated appliances and space for white goods. The utility and WC complete this wonderful ground floor picture. There are four good size bedrooms and two bathrooms on the first floor.

Externally, the generous garden enjoys a high degree of privacy and is laid with ease of maintenance in mind. A host of mature shrubs, trees create a delightful spot for alfresco enjoyment. Additional attributes include a garage and driveway to the front. Easy access to a main bus route, just a short walk to the town are additional attributes that enhance this desirable family home.

AGENTS COMMENT

Within easy reach of schools, shops and excellent bus links, this is family home is worthy of an appointment to view.

 **4**  **3**  **2**

 **Delightful**





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10 Market Square
Witney Oxfordshire
OX28 6BB

t: 01993 776 775
e: witney@breckon.co.uk

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Approximate Gross Internal Area
Main House = 124.0 sq m / 1336 sq ft
Garage = 21.9 sq m / 236 sq ft
Total = 145.9 sq m / 1572 sq ft

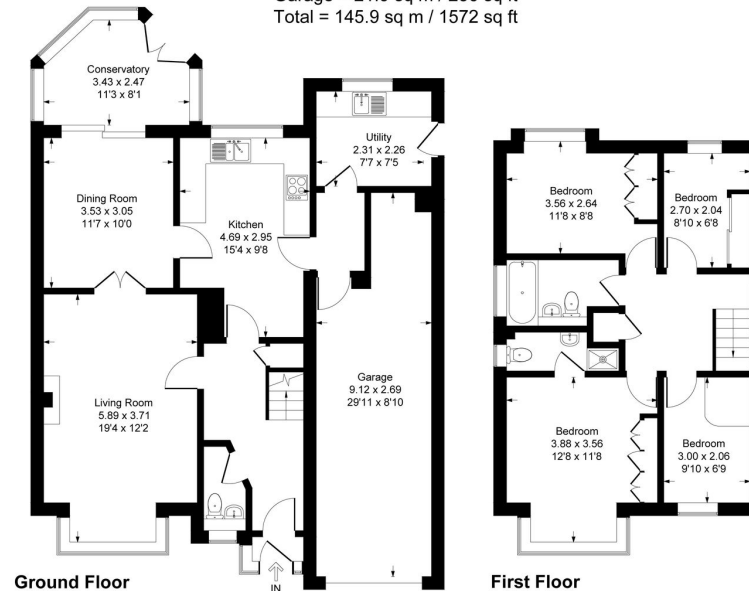


Illustration for identification purpose only, measurements approximate, and not to scale.

Summertown

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t: 01865 20 1111 (letting)
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Oxford City Centre

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Creative Department

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Bespoke by Breckon

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John Bouwer Local Director

For an **up-to-date** valuation, please call me, I'd love to **help** you move.



Council Tax

Band F - £3,831.80

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