



197 MOORLAND ROAD

WITNEY OX28 6LH



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Breckon & Breckon
est. 1947

GUIDE PRICE £300,000



Nicely positioned within walking distance of the town's amenities and well placed for transport links to Oxford, this super family home has remained in the same ownership for many years and now offers an excellent opportunity for a new owner to create a fresh look. The property has been well tended over the years, with spacious accommodation including a good-sized hall and a kitchen fitted with a range of base and wall units, along with additional space for white goods. The dual-aspect sitting/dining room is an excellent size, featuring a fireplace and providing ample space for family gatherings.

The rear garden is fenced to all sides and has been designed with low maintenance in mind, with a greenhouse, garden shed and pedestrian gate set to the rear boundary. To the front, there is ample parking for several vehicles together with a carport.

AGENTS COMMENT

A super opportunity to enjoy an excellent home close to all the amenities this bustling town has to offer.



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Fully Enclosed





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Sharing a single database of buyers ensures maximum exposure for our clients.

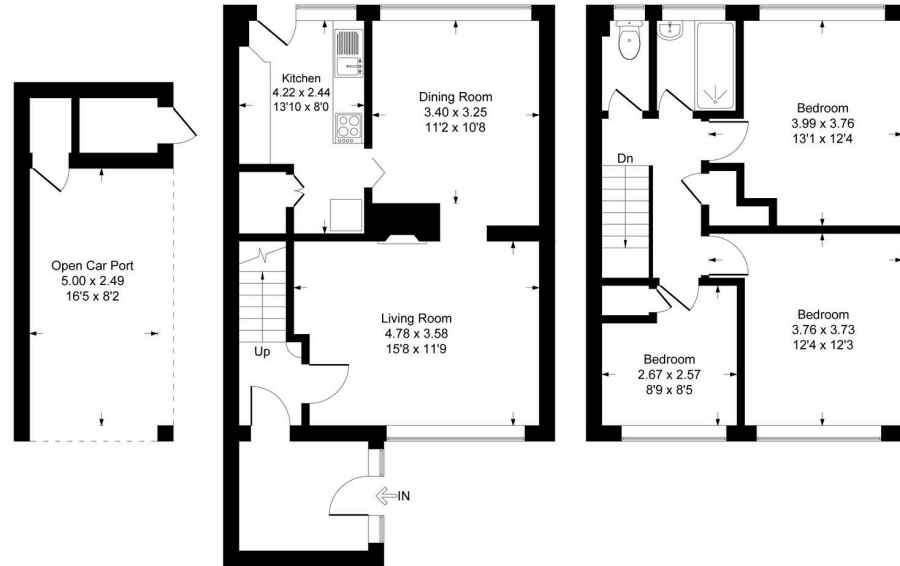
Witney Sales

10 Market Square
Witney Oxfordshire
OX28 6BB

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

197 Moorland Road Witney OX28 6LH

Approximate Gross Internal Area
Main House = 107.0 sq m / 1152 sq ft
Car Port = 15.8 sq m / 171 sq ft
Total = 122.8 sq m / 1323 sq ft



Car Port

Ground Floor

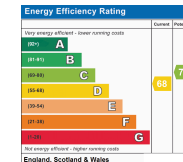
First Floor

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



John Bouwer Local Director

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



Council Tax

Band C £2,358.03

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 domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their services corner with property, heating systems at 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 mis-statement. 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.

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Oxford City Centre

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t: 01865 20 1111 (letting)
e: post@breckon.co.uk

Headington

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t: 01865 763 999 (letting)
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Creative Department

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Bespoke by Breckon

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