



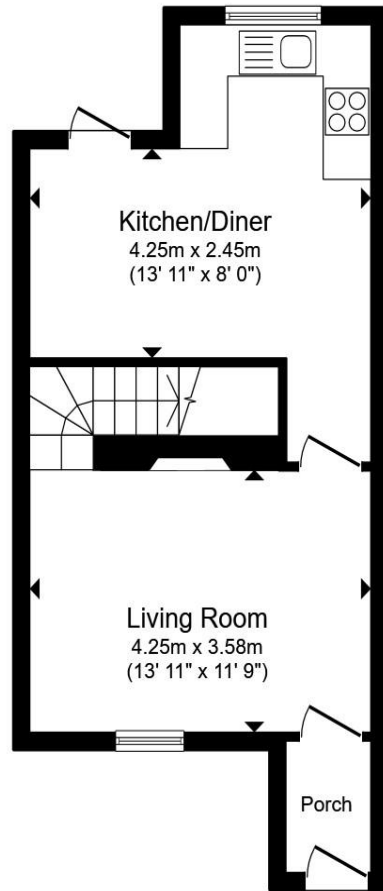
Sherbourne Road, Witney, OX28 5FQ

welcome to

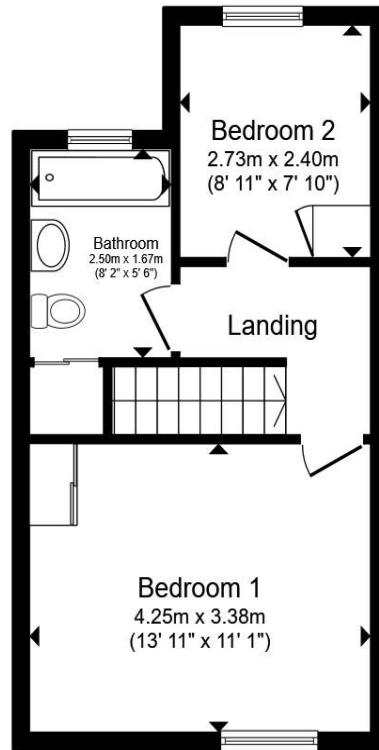
Sherbourne Road, Witney

This stunning end of terraced home offers a perfect blend of style and practicality located in the popular Deer park development. The ground floor is thoughtfully arranged with a welcoming entrance hall leading to a comfortable living room which features a beautiful Cotswold stone fireplace feature and is positioned to the front of the property. To the rear It has an open plan living/kitchen with the added benefit of doors opening to the garden. The contemporary fitted kitchen is well-equipped with plenty of worktop space and space for white goods.

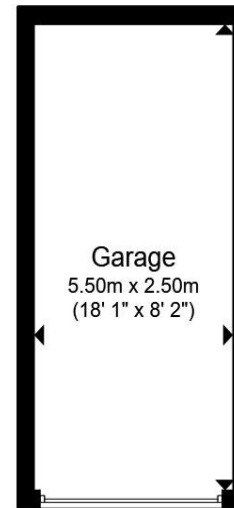




Ground Floor



First Floor



Garage

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Total floor area 80.9 m² (871 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Sherbourne Road, Witney

- End of terraced home
- Two bedrooms
- Bright and airy reception room
- Kitchen-Diner
- Garage & parking
- Family bathroom
- Located in a sought-after location with easy access to amenities

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

guide price

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/WIT106485



Property Ref:
WIT106485 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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