

# 17A MOOR AVENUE

WITNEY OX28 6LL

# 17A Moor Avenue

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Close to the bustling Marriotts shopping centre, this detached bungalow is being sold with no onward chain. Presented in good order throughout this super home is ready to move into and offers a modern kitchen with a good range of units, space for white goods and door to the garden. The sizeable sitting room, double ensuite bedroom and second, small bedroom/study area complete the picture.

Step outside to discover the private garden set with low-maintenance in mind, offering a delightful spot to enjoy sunny days and alfresco dining. With an allocated parking space, residents can enjoy the convenience of hassle-free parking at their doorstep.

A superb downsize/retirement home or equally a first step onto the ladder, either way a viewing is highly recommended.



1



2



1



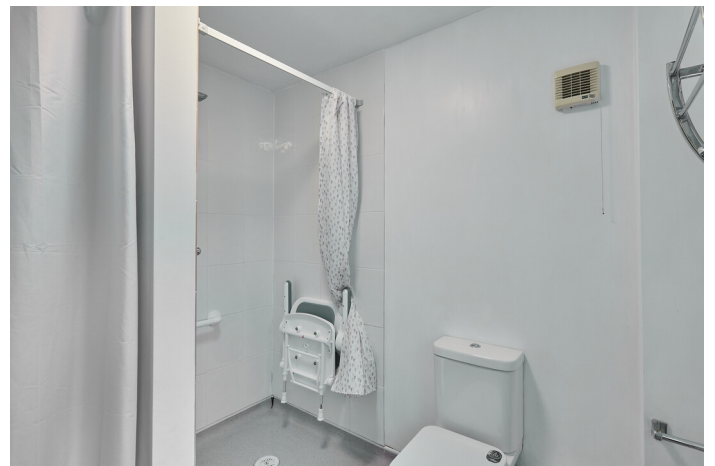
Enclosed

## GUIDE PRICE

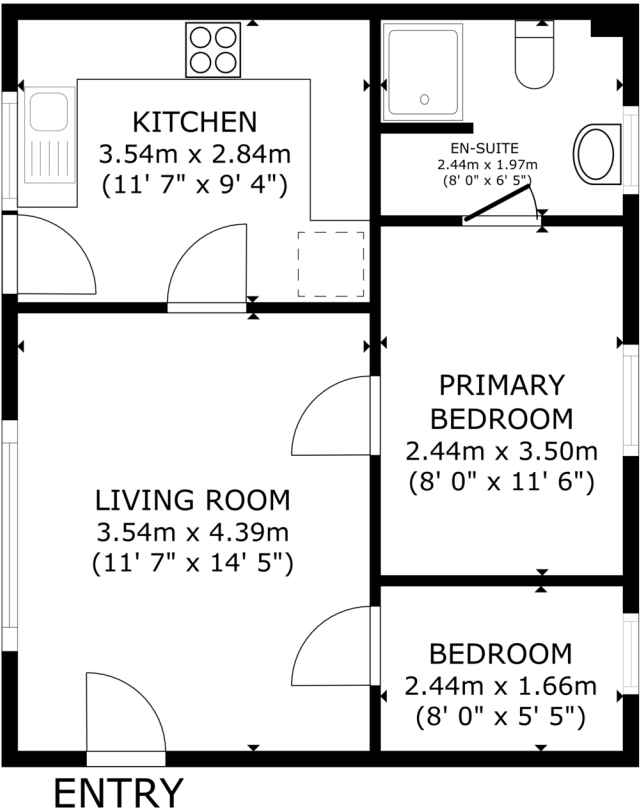
**£240,000**



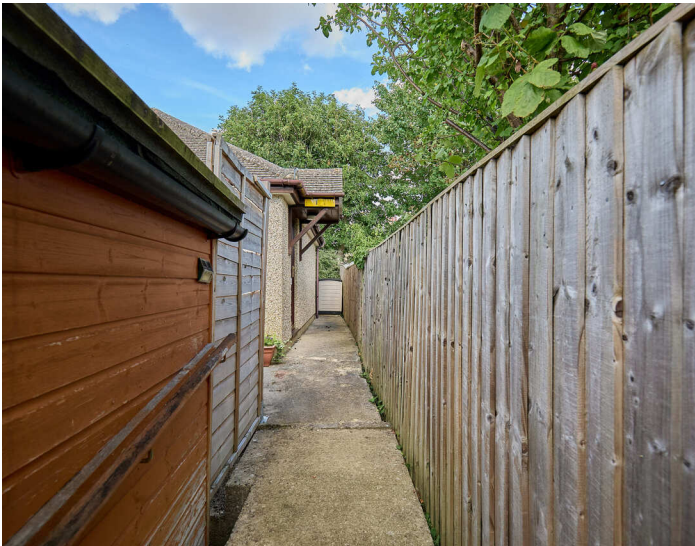








GROSS INTERNAL AREA  
FLOOR PLAN 44.6 m<sup>2</sup> (480 sq.ft.)  
TOTAL : 44.6 m<sup>2</sup> (480 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Council Tax:**  
Band A - £1,684.95

**Parking:**  
Off-street parking

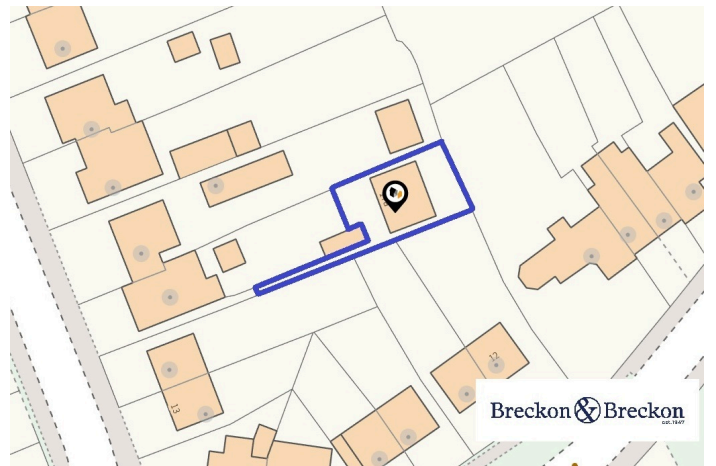
**Local Authority:**  
West Oxfordshire District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



# LOCATION COMMENT

*Witney is a delightful market town on the edge of the Cotswolds and historically connected with the wool trade and blanket making. It has an excellent range of shopping and leisure amenities including most of the high street retail brands, as well as a multi-screen cinema, a fine choice of pub/restaurants, and open green spaces and riverside walks to the Witney Lake & Country Park. The A40 provides a road link to Oxford and a regular bus service runs to both Oxford and also Long Hanborough/Woodstock and the Oxford Parkway rail station. There is also a main line station with a fast London service in nearby Long Hanborough about five miles away.*





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