



183 MANOR ROAD

WITNEY OX28 3UG



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Breckon & Breckon
est.1947

GUIDE PRICE £230,000



Cogges is on the eastern side of Witney and offers local shops, excellent primary school, Doctors surgery, chemist and Vet practice. It's a short drive to the town centre but also offers a pleasant walk across Langel Common to the heart of the town passing the popular Cogges Farm Museum. The property requires complete refurbishment but offers a fabulous opportunity to finish to your own design and enjoy this sought after area. The accommodation offers a good size living room, kitchen, two bedrooms and bathroom.

Enclosed by a mix of fencing and wall the garden is a blank canvass for the budding garden to create a wonderful outdoor space. An appointment to view is essential to fully appreciate the delightful Cogges area and its proximity to town and open green areas.

AGENTS COMMENT

A superb opportunity to buy and refurbish your first home in the popular Cogges location which is within a pleasant walk of all the amenities in the town

 **2**  **1**  **1**

 **Enclosed**





Approximate Gross Internal Area 55.52 sq.m / 598 sq.ft

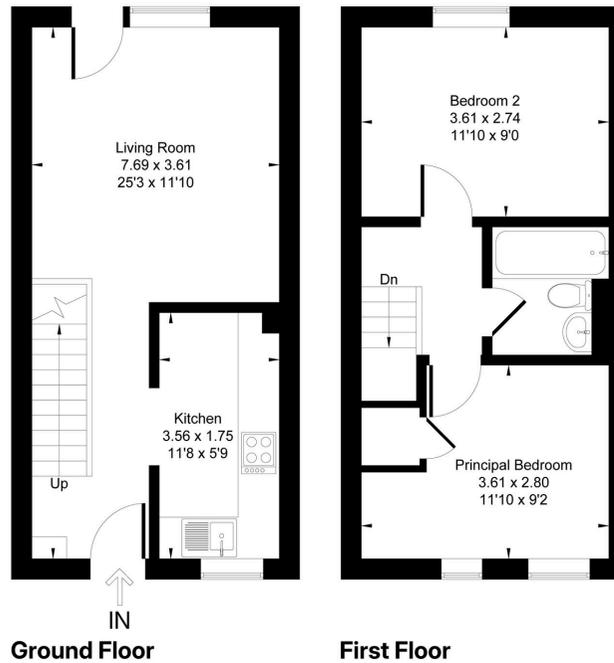


Illustration for identification purpose only, measurements approximate and not to scale.



John Bower Local Director

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



Council Tax

Band C - £2246.59

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 surveyor 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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