



# 103 PENCLOSE

WITNEY OX28 2EQ



# 108 Pensclose

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Breckon & Breckon  
est.1947

**GUIDE PRICE £425,000**



Pensclose is situated just off Newland next to an open green area and enjoying a pleasant walk to town across Langel Common. In the same ownership for over 30 years this super property sits at the head of a quiet cul-de-sac and is presented in good order throughout. The light and airy sitting area has a feature electric fire creating a comfortable space for relaxing. This in turn flows through to the dining area that enjoys a pleasant view across the garden. The kitchen is fitted with a range of modern white units, offering ample storage and workspace, and there is sufficient space for essential white goods. The conservatory off the kitchen and cloakroom complete the superb ground floor picture. There are three bedrooms and a contemporary fitted shower room to the first floor.

Externally, the rear garden is fully enclosed with a patio area overlooking the lawn which is set with low maintenance in mind. There is an open green area to the side of this lovely home with a mature tree and park area beyond the boundary.

## AGENTS COMMENT

*Pensclose presents an exceptional opportunity for those seeking a quiet and established residential location, yet wishing to remain within easy reach of all the amenities the town has to offer.*



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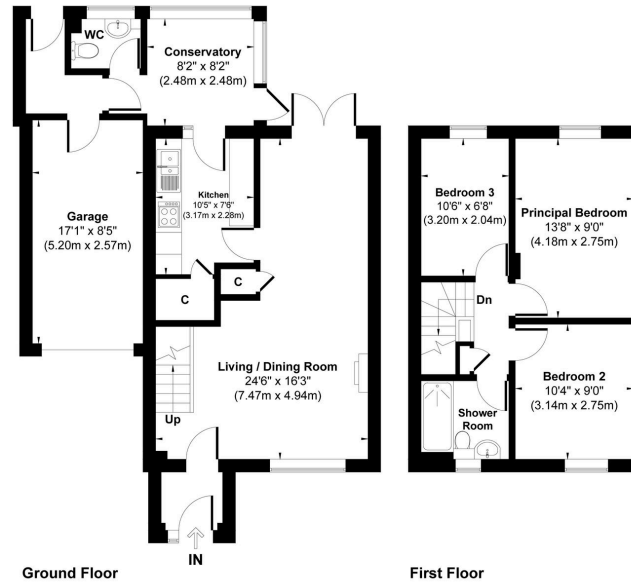


**Delightful**





Approximate Gross Internal Area = 104.57 sq.m / 1126 sq.ft (Including Garage)



**John Bower** Local Director

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



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

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### Land Team

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### Creative Department

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## Council Tax

Band d £2,527.43

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