



67 MARY ELLIS WAY

WITNEY OX29 7BH



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Located on the western edge of Witney this superb home offers well-presented living space with a contemporary layout across two floors. Nicely proportioned the stylish accommodation includes a fabulous kitchen fitted with a range of gloss units and integrated appliances and ample space for family dining whilst enjoying the view across the garden through the French doors. This in turn flows through to the sitting room providing a quiet space for relaxing.

The garden affords a good degree of privacy with a seating area to enjoy those warmer days. There is a parking space to the front.

In summary, this excellent property enjoys a quiet spot within easy reach of both countryside walks, the town's amenities and schools. An appointment to view is highly recommended to fully appreciate all it has to offer.

£325,000

GUIDE PRICE

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

 **Enclosed**





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Witney Sales

10 Market Square
Witney Oxfordshire
OX28 6BB

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

Summertown

t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

Oxford City Centre

t: 01865 244 735 (sales)
t: 01865 20 1111 (letting)
e: post@breckon.co.uk

Headington

t: 01865 750 200 (sales)
t: 01865 763 999 (letting)
e: headington@breckon.co.uk

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t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

Woodstock

t: 01993 811 881 (sales)
t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

Bicester

t: 01869 242 423 (sales & letting)
e: bicester@breckon.co.uk

New Homes

t: 01865 261 222
e: newhomes@breckon.co.uk

Land Team

t: 01865 558 999
e: land@breckon.co.uk

Letting and Property Management

t: 01865 20 1111
e: lettings@breckon.co.uk



Approximate Gross Internal Area = 71.34 sq m / 768 sq ft

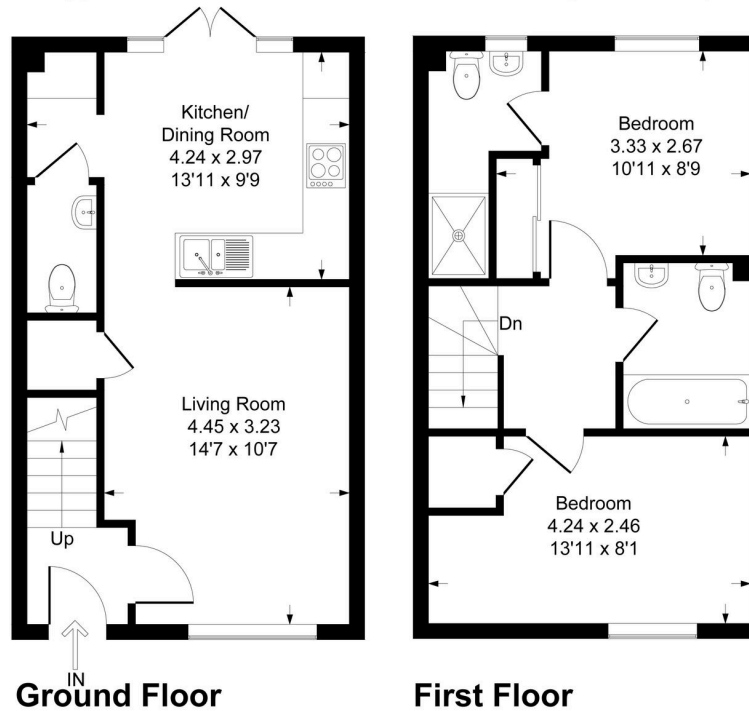


Illustration for identification purpose only, measurements approximate, and not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		99
(81-91)	B	85	
(69-80)	C		
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EPC Directive 2002/91/EC	

Council Tax Band

Band C
£2,246.59

Local Authority

Local Authority
West Oxfordshire District Council

Creative Department

t: 01865 310 300
e: creative@breckon.co.uk

Bespoke by Breckon

t: 01865 765 555
e: bespoke@breckon.co.uk