



69 ABBEY ROAD

WITNEY OX28 5LG



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Breckon & Breckon
est.1947

GUIDE PRICE £350,000



Abbey Road is ideally positioned on the edge of town, offering excellent access to the A40, a main Oxford bus link, and just a short drive to the centre of Witney. Presented in excellent condition throughout, this family home provides generous accommodation across two floors. The light and airy living space extends to just over 1,000 sq ft and features a sizeable sitting room with a feature fireplace, as well as both sliding patio doors and a single door leading out to the garden. The modern kitchen is situated at the front of the house and offers a good range of units, with additional space for white goods. Completing the ground floor is a convenient WC.

The outside space has been designed with low maintenance in mind, allowing you to enjoy the garden throughout the year with minimal effort. The enclosed rear garden provides a safe and secure environment, ideal for children and pets, and is perfectly suited for alfresco relaxing or entertaining.

AGENTS COMMENT

With its convenient location close to schools, shops, and excellent transport links, this is a superb opportunity for those looking to settle in this sought-after area.



3



1



2



Enclosed





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Sharing a single database of buyers ensures maximum exposure for our clients.

Witney Sales

10 Market Square
Witney Oxfordshire
OX28 6BB

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

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

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t: 01865 244 735 (sales)
t: 01865 20 1111 (letting)
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Headington
t: 01865 750 200 (sales)
t: 01865 763 999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames
t: 01235 550 550 (sales)
t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

69 Abbey Road Witney OX28 6LG
Approximate Gross Internal Area 99.12 sq.m / 1069 sq.ft

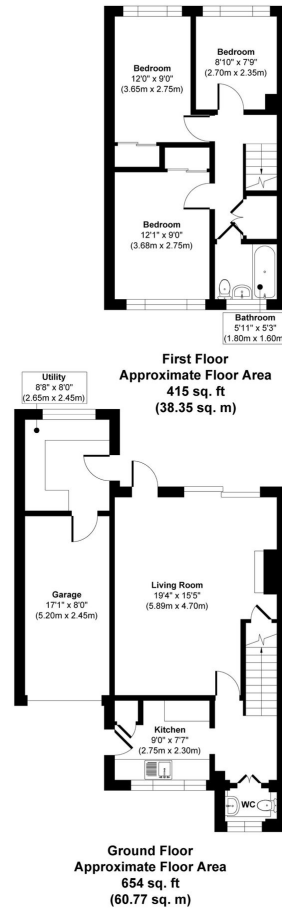


Illustration for identification purpose only, measurements are approximate not to scale.

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

Bicester
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e: bicester@breckon.co.uk

New Homes
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e: newhomes@breckon.co.uk

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

Letting and Property Management
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e: lettings@breckon.co.uk

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

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



John Bouwer Local Director

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



Council Tax

Band C - £2,358.03

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