



3 WEAVERS BRIDGE HOUSE

WITNEY OX28 1YG



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Breckon & Breckon
est.1947

GUIDE PRICE £250,000



Occupying a fabulous town centre position with attractive views across the River Windrush, this beautifully presented two bedroom first floor apartment offers deceptively spacious accommodation filled with natural light. The dual aspect sitting room provides a bright and welcoming space in which to relax, while the contemporary fitted kitchen features an excellent range of units, integrated appliances and additional space for a dining table and chairs. The principal bedroom benefits from a modern ensuite, with the second double bedroom served by a stylish bathroom. Further advantages include a private entrance and allocated parking, making this a wonderful opportunity to enjoy contemporary, town centre living at its very best.

A superb apartment within a moments walk of Witney town centre and riverside walks. Witney is a thriving market town steeped in history, and historically connected with the wool trade and blanket making.

AGENTS COMMENT

A sought after location in the town yet close to shops, the many eateries and recreational amenities on offer, plus a good bus link to Oxford.



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

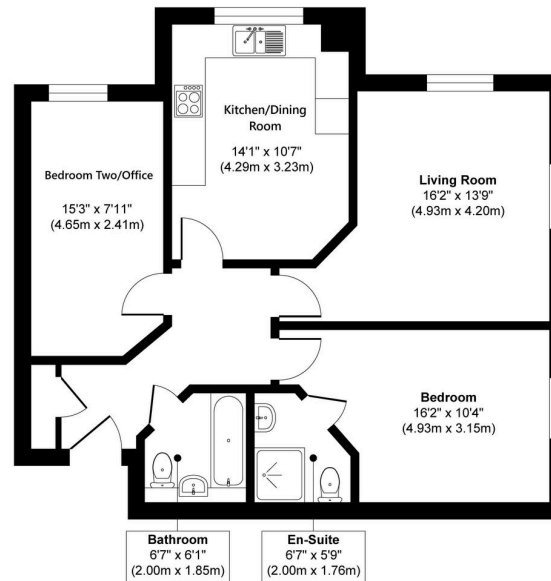
Witney Sales

10 Market Square
Witney Oxfordshire
OX28 6BB

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

3 Weavers Bridge House Witney OX28 1YG

Approximate Gross Internal Area 72.28 sq.m / 778 sq.ft



Floor Plan
Approximate Floor Area
778 sq.ft
(72.28 sq.m)

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

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

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

Woodstock
t: 01993 811 881 (sales)
t: 01993 810 100 (letting)
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New Homes
t: 01865 261 222
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Land Team
t: 01865 558 999
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Letting and Property Management
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Creative Department
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Bespoke by Breckon
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e: bespoke@breckon.co.uk



John Bouwer Local Director

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Energy Efficiency Rating	Level	Band	Environmental Impact (CO ₂) Rating	Level	Band
Very energy efficient - lower running costs	A	80	Very environmentally friendly - lower CO ₂ emissions	A	77
80-89	B		77-79	B	
70-79	C		62-76	C	
60-69	D		45-61	D	
50-59	E		31-44	E	
40-49	F		21-30	F	
30-39	G		10-20	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales			England, Scotland & Wales		

Council Tax

Band C - £2,358.03

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 with property, heating systems to 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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