



£1,550 pcm

Westfield Road, Witney

| 3 Bedrooms | 1 Bathroom

01993772555

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# Step Inside

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## Key Features

- EPC RATING D
- THREE BEDROOMS
- KITCHEN/DINER
- CONSERVATORY
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING FOR TWO CARS

## Property Description

PHEASANT RETREATS ARE DELIGHTED TO BRING TO THE MARKET THIS BEAUTIFULLY RENOVATED THREE-BEDROOM HOUSE IN THE QUIET LOCATION OF WESTFIELD ROAD.

## Main Particulars

THE PROPERTY COMPRISES OF TWO DOUBLE BEDROOMS AND A GOOD SIZED SINGLE, FAMILY SHOWER ROOM, LIVING ROOM, KITCHEN/DINER, AND CONSERVATORY. OUTSIDE OF THE PROPERTY THERE IS A STORAGE SHED, UTILITY ROOM, ENCLOSED REAR GARDEN AND OFF ROAD PARKING FOR TWO CARS. EARLY VIEWING IS HIGHLY RECOMMENDED.

**what3words** /// mysteries.spaces.washed

### Notice

All photographs are provided for guidance only.

Redress scheme provided by: DPS (1805063)

Client Money Protection provided by: Property Mark (C1029284)

### Council Tax

West Oxfordshire District Council, Band C

### Utilities

Electric: Mains Supply

Gas: Mains Supply

Water: Mains Supply

Sewerage: Mains Supply

Broadband: None

Telephone: None

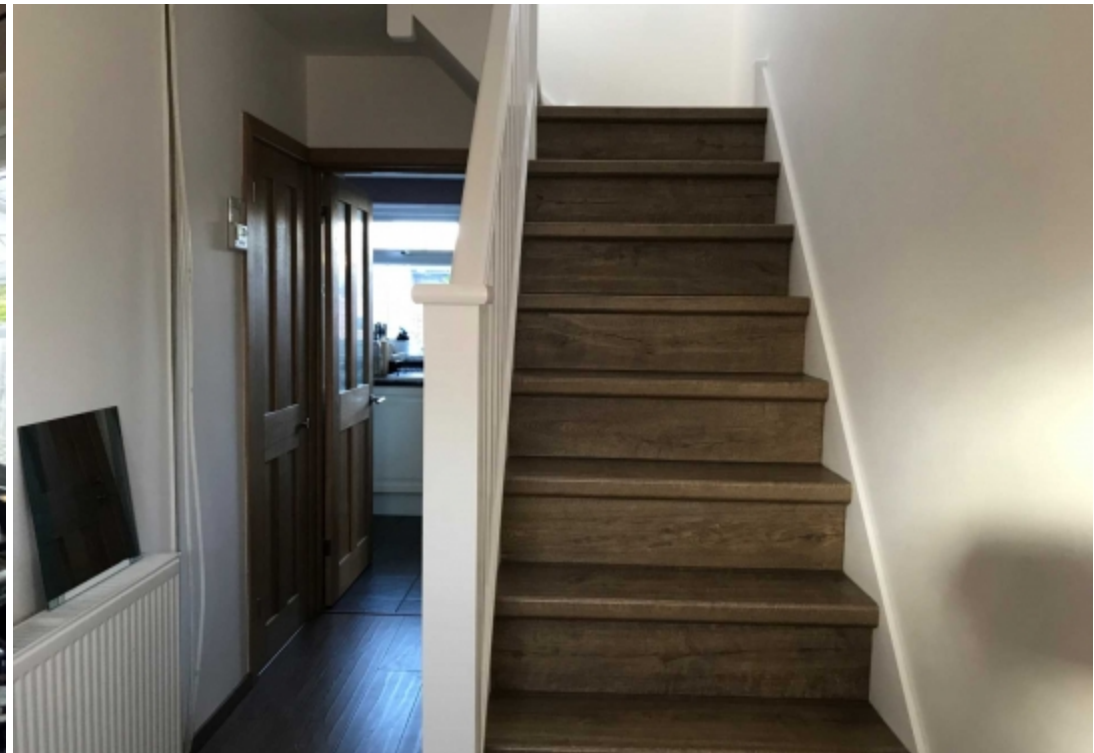
### Other Items

Heating: Gas Central Heating

Garden/Outside Space: Yes

Parking: Yes

Garage: No





Approximate Gross Internal Area  
Ground Floor = 62.2 sq m / 669 sq ft  
First Floor = 39.3 sq m / 423 sq ft  
Total = 101.5 sq m / 1092 sq ft



**Ground Floor**


**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 10856122 Registered Office: , 42 Corn Street, Witney, Oxfordshire, OX28 6BS

## Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 Plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            | 74  |
| (55-68) <b>D</b>                                   | 55                         |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

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