



## 28 Manor Road, Witney

Guide Price £300,000



## 28 Manor Road

An ideal opportunity for first-time buyers or investors. We are pleased to bring to market this fantastic two bedroom semi-detached home located on the popular Cogges development within walking distance of local amenities.

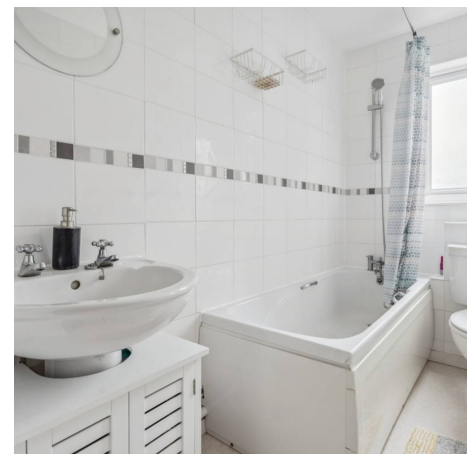
Council Tax band: C

Tenure: Freehold

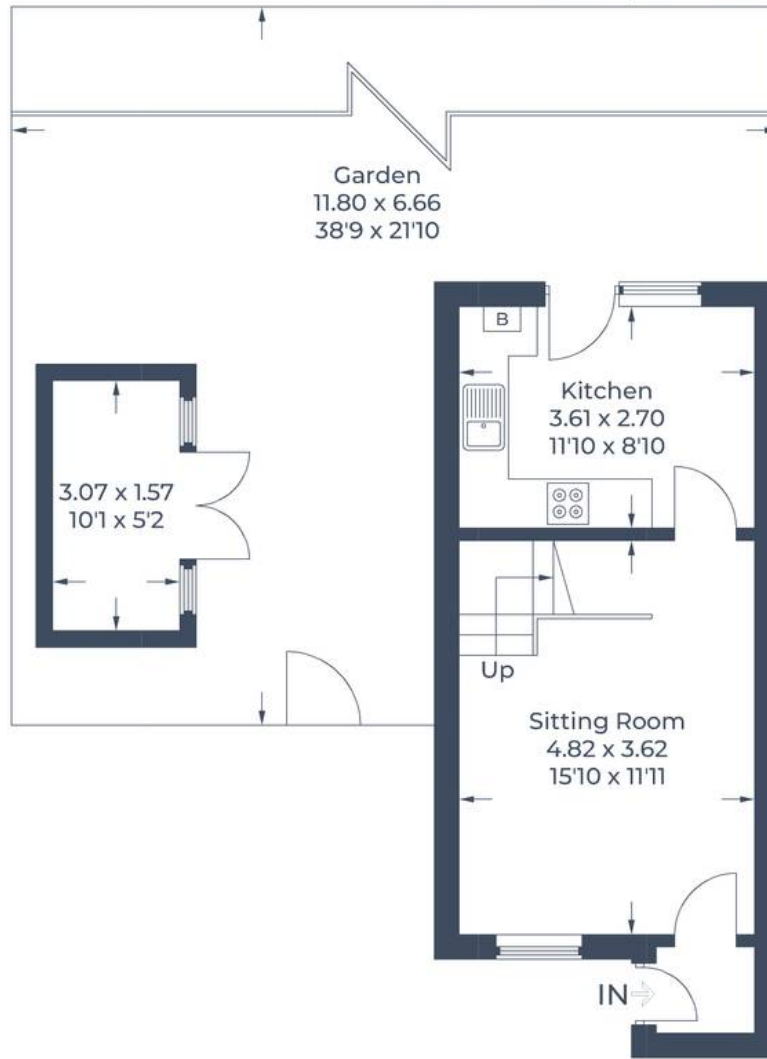
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

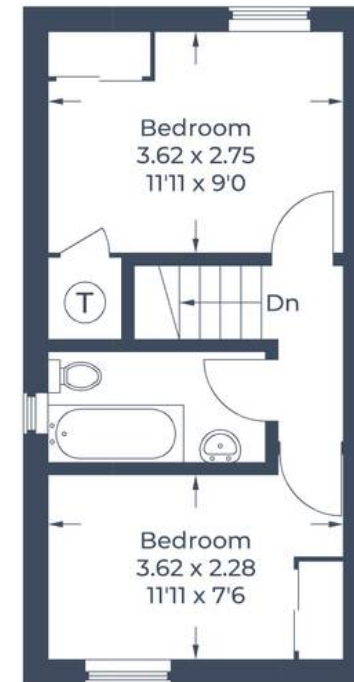
- Ideal opportunity for first-time buyers or investors.
- Neatly presented two bedroom semi-detached home located on the popular Cogges development.
- Fitted kitchen with door leading to rear garden.
- Two double bedrooms and a modern bathroom to the first floor.
- Off-street parking.
- Pleasant rear garden with large storage shed.



Approximate Gross Internal Area  
Ground Floor = 29.2 sq m / 314 sq ft  
First Floor = 27.5 sq m / 296 sq ft  
Outbuilding = 4.7 sq m / 50 sq ft  
Total = 61.4 sq m / 660 sq ft



**Ground Floor**



**First Floor**

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



## Simpsons Witney Branch

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