



104 Oxlease, Witney





## 104 Oxlease

A neatly presented three-bedroom detached home located on the popular Cogges development.

Council Tax band: D

Tenure: Freehold

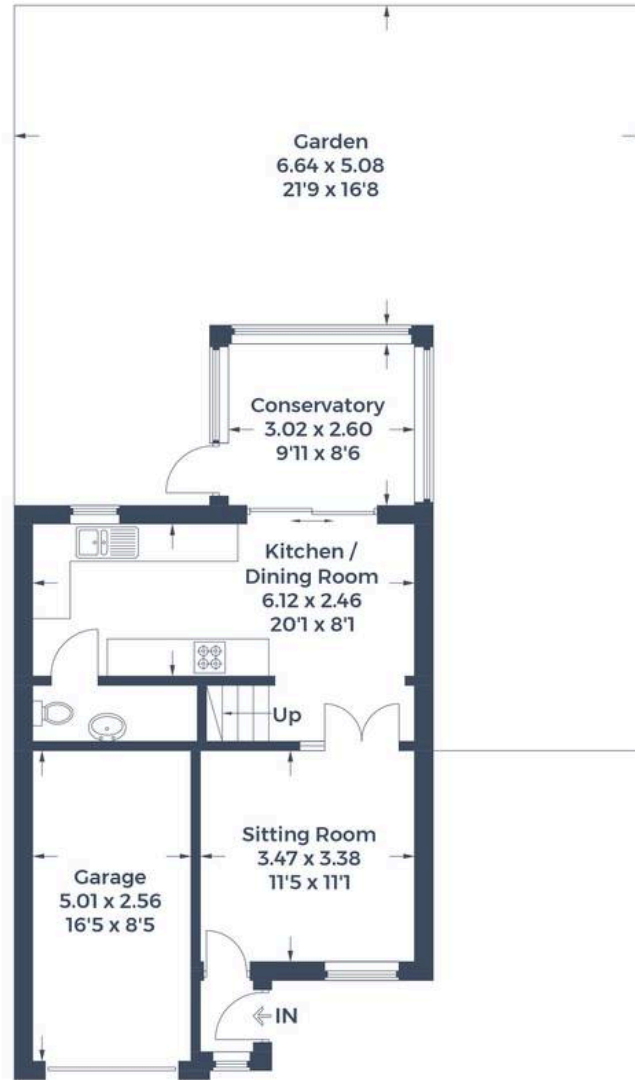
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A delightful three-bedroom detached home located on the popular Cogges development within walking distance of all local amenities.
- Newly renovated bathroom with double length shower.
- Modern kitchen with double ovens and integrated appliances.
- Garage and driveway parking.
- Conservatory with doors leading to the garden which backs onto Oxlease park.
- Ground floor WC/utility room.
- Three double bedrooms.



Approximate Gross Internal Area  
 Ground Floor = 44.0 sq m / 474 sq ft  
 First Floor = 43.4 sq m / 467 sq ft  
 Garage = 13.0 sq m / 140 sq ft  
 Shed = 5.0 sq m / 54 sq ft  
 Total = 105.4 sq m / 1,135 sq ft



**Ground Floor**



(Not Shown In Actual Location / Orientation)



**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.





## Simpsons Witney Branch

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