



175 Manor Road, Witney





## 175 Manor Road

Witney

Brought to the market with the certainty of no onward chain is this neatly presented two-bedroom terraced home located at the end of a peaceful cul-de-sac on the popular Cogges development.

Council Tax band: C

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Brought to the market with the certainty of no onward chain.
- A neatly presented two-bedroom terraced home located at the end of a peaceful cul-de-sac on the popular Cogges development.
- Two spacious bedrooms, one with fitted wardrobe.
- Off-street parking for three cars.
- Westerly facing rear garden with shed.
- Kitchen/diner with door leading to rear garden.
- Within walking distance of local amenities including schools, shops and pubs.
- Ideal for first-time buyers or investors.










Approximate Gross Internal Area  
Ground Floor = 27.8 sq m / 299 sq ft  
First Floor = 27.5 sq m / 296 sq ft  
Total = 55.3 sq m / 595 sq ft



**Ground Floor**

 = Reduced headroom  
below 1.5m / 5'0



**First Floor**





## Simpsons Witney Branch

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