



107 Cogges Hill Road, Witney





## 107 Cogges Hill Road

A modern three-bedroom semi-detached home situated at the end of a peaceful cul-de-sac on the popular Cogges development.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

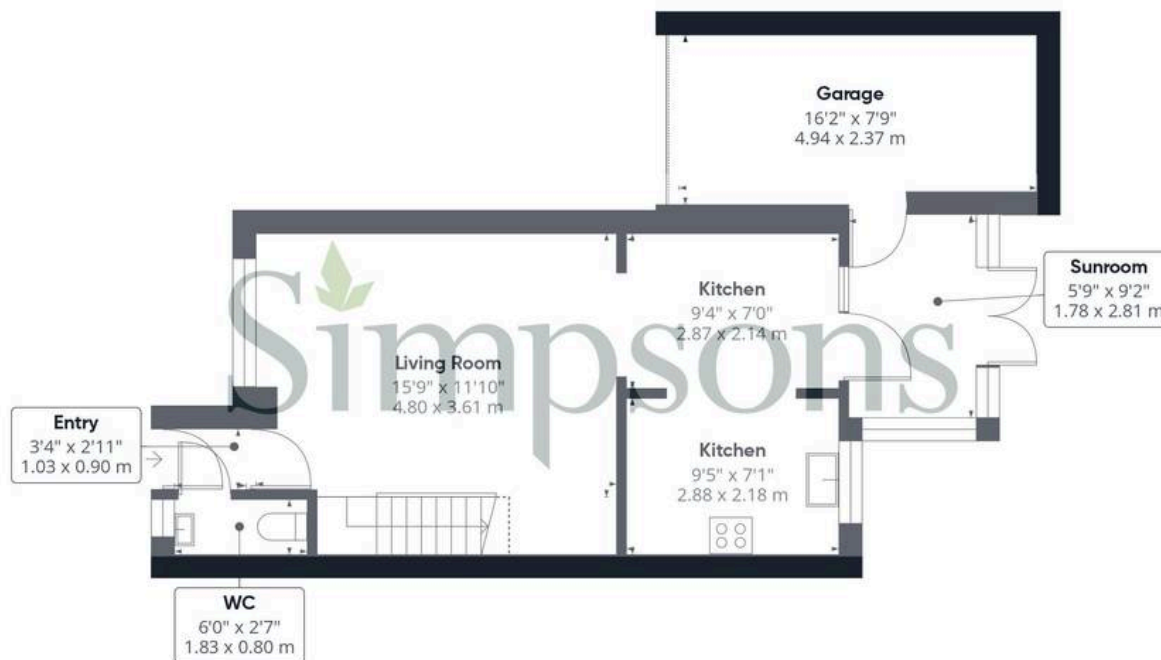
EPC Environmental Impact Rating: D

- A modern three-bedroom semi-detached home situated at the end of a peaceful cul-de-sac on the popular Cogges development.
- Garage and off-street parking for two cars.
- Two double bedrooms and single third bedroom.
- Stylish bathroom with both bath and shower.
- Private rear garden with two sheds and decking.
- Excellent transport links with easy access to the A40 and within walking distance of the town centre with bus stops for the S1 & S7.

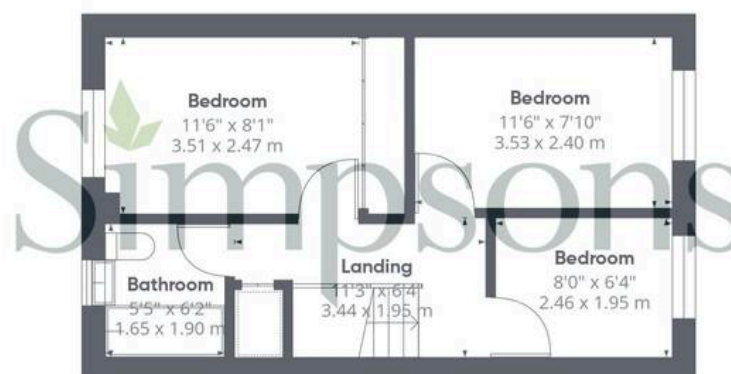








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

900 ft<sup>2</sup>

83.5 m<sup>2</sup>

**Reduced headroom**

14 ft<sup>2</sup>

1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Simpsons Witney Branch

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