



CHARLES BARTLETT  
RESIDENTIAL



## 42 The Springs

, Witney, OX28 4AJ

Guide price £290,000

Situated in a popular residential area of Witney, this two-bedroom mid-terrace home at The Springs, OX28 4AJ presents an excellent opportunity for buyers seeking a property with genuine potential. Requiring refurbishment throughout, the house offers a fantastic chance for first-time buyers, investors, or those looking to create a home tailored to their own style in a well-connected and desirable location.

The ground floor comprises an entrance hall leading into a well-proportioned reception room, providing a bright and comfortable living space. To the rear of the property is the kitchen / dining room, offering good space for both kitchen units and a dining table. Double doors open directly onto the private rear garden, creating the potential for a lovely indoor-outdoor living space once updated.

Upstairs, the first floor offers two bedrooms and a family bathroom. The principal bedroom provides a comfortable double room, while the second bedroom would work well as a guest room, nursery or home office. The bathroom currently includes a bath, sink and WC.

Outside, the property benefits from a private rear garden, offering a pleasant outdoor area with scope for landscaping or improvement. A particular advantage is the separate garage with parking in front, providing valuable secure storage or off-street parking.

With well-balanced accommodation and excellent potential to add value through modernisation, this property represents

- Excellent refurbishment opportunity with scope to add value
- Two bedroom mid-terrace home
- Spacious reception room
- Kitchen / dining room opening onto the rear garden
- Private rear garden
- Separate garage with parking in front
- Ideal purchase for first-time buyers or investors
- Conveniently located for the amenities of Witney and access to Oxford

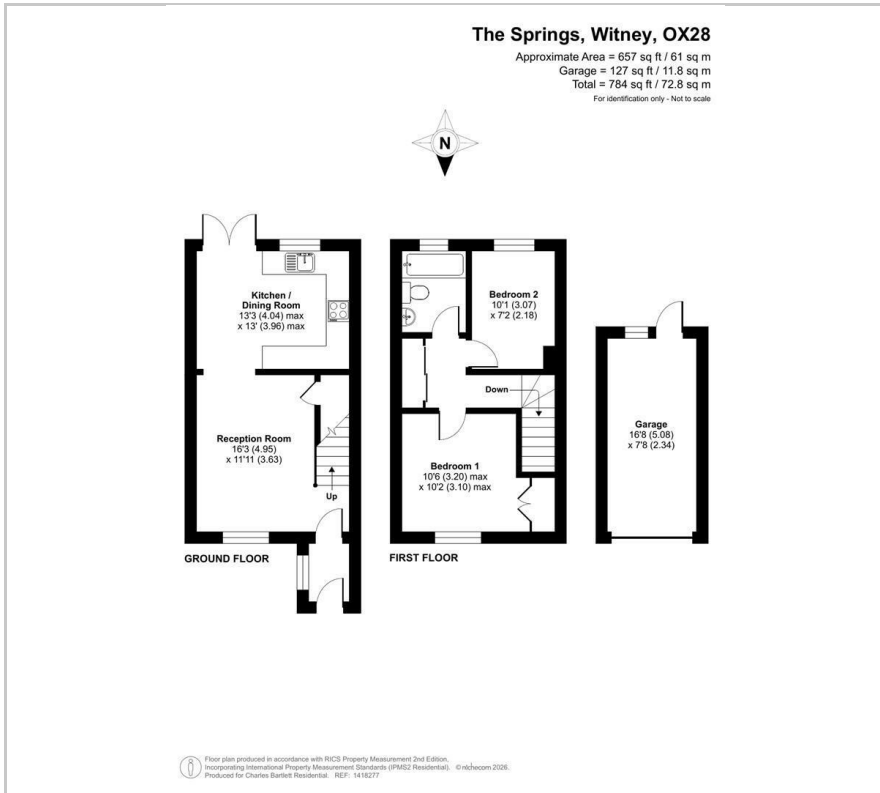
### Viewing

Please contact our Charles Bartlett Residential Office on 07939 496551

if you wish to arrange a viewing appointment for this property or require further information



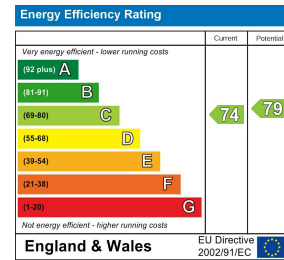
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.