

1 Abbey Street, Eynsham,  
Oxfordshire, OX29 4TB  
Tel: 01865 880697  
eynsham@abbeyprops.com  
[www.abbeyprops.com](http://www.abbeyprops.com)



**abbeyproperties**  
independent estate agents



**Hailey Road**  
**Witney, Oxfordshire**

**Offers around £200,000**





## Hailey Road, Witney, Oxfordshire, OX28 1HE

### Offers around £200,000

### Freehold

An established post-war era semi-detached house on Hailey Road that is part-way through an extensive refurbishment with works to complete throughout. The house has 2 double bedrooms, an almost complete first-floor bathroom with walk-in shower, sitting room with fireplace, kitchen/diner, ground floor WC, a long mainly untended rear garden and driveway parking. The property will require a certain budget to finish the outstanding work that includes wiring/electrics, plumbing/heating, a new kitchen, general decoration, and garden landscaping. With this comes a house with great potential for the new owner to stamp their own mark. Due to the nature of the project, we are seeking CASH buyers who aren't reliant on mortgage funding.





## THE ACCOMMODATION

### Entrance Lobby

### Sitting Room

Fireplace, window to front.

### Kitchen/Diner

A shell to be completed.

### WC

Understairs.

### Lean-To

Across rear of the property, access to rear garden.

### On the first floor

#### Bedroom 1

Window to front.

#### Bedroom 2

Window to rear.

### Bathroom

Corner bath and walk-in shower, WC, wash basin, tiled walls, window to rear.

## OUTSIDE

### The Garden

The front is made over to driveway parking, being part-gravelled.

There is a long rear garden, untended, and in need of a complete makeover.

### COUNCIL TAX

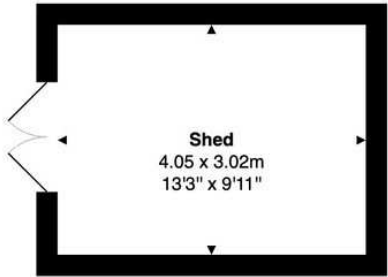
West Oxfordshire District Council - Band C.



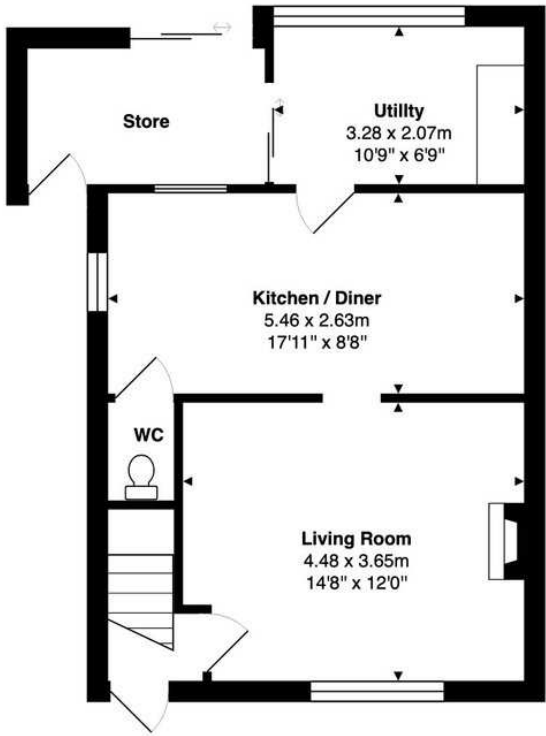




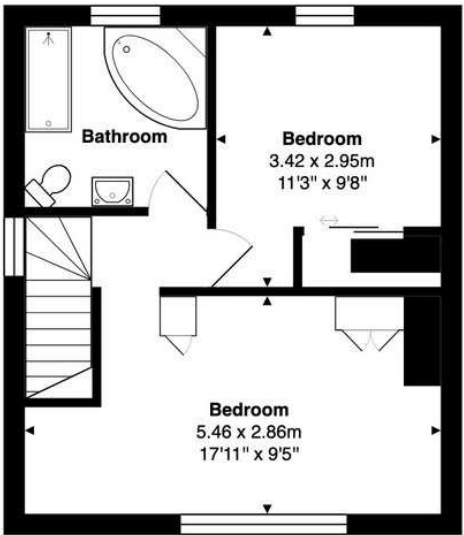
| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 74        |
| (55-68) <b>D</b>                            | 55      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |



Outbuilding



Ground Floor



First Floor



Approx. Gross Internal Area 83.1 m<sup>2</sup> ... 895 ft<sup>2</sup> (excluding shed)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.  
 Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)