



Cresswell Close, Yarnton, OX5 1FX

Guide Price £325,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Enjoying a lovely location at the end of this close a well presented two double bedroom home overlooking a small green. Accommodation comprises entrance hall, kitchen, cloak room, living/dining room with doors onto the rear garden. On the first floor there are two double bedrooms and bathroom. Gardens to front and a low maintenance garden to the rear with gated access to allocated parking.

Material information to note.

- Mains electricity and water are connected to this property
- According to OFCOM checker standard and superfast broadband is available at this property.
- According to OFCOM checker outdoor voice and data is likely with EE, Three, O2, Vodafone.
- According to OFCOM checker indoor voice is likely with EE & Three, Limited with O2 and Vodafone None. Indoor data is Limited with Three and EE and None with O2 and Vodafone.
- According to GOV.UK surface water flooding is medium.
- Annual service charge paid monthly £20.81

EPC Rating: C

Council Tax Band: C





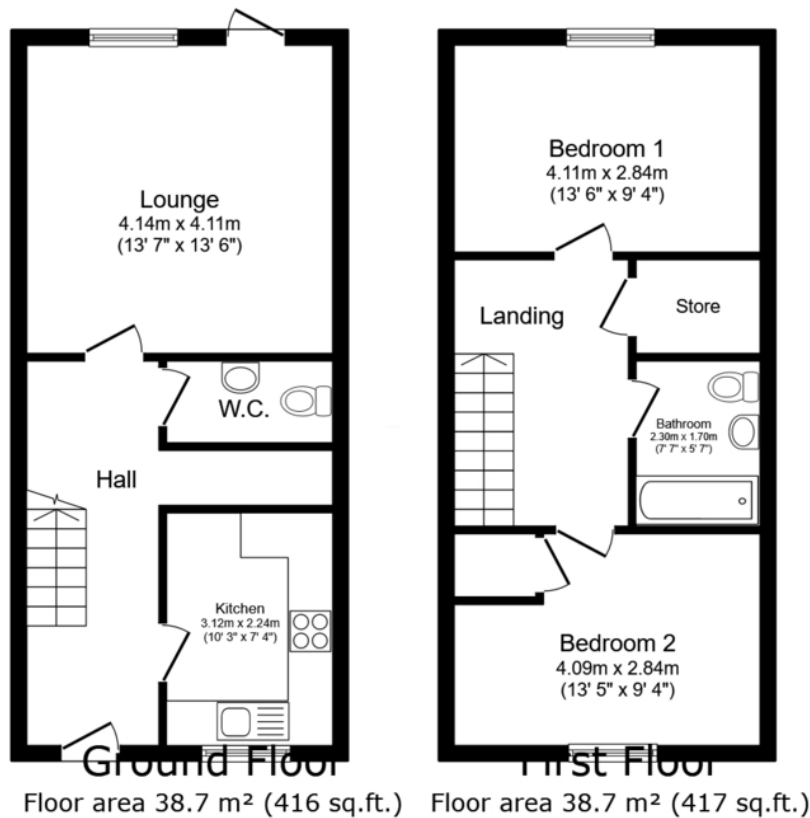
Key Features

- Village location
- Terraced
- 2 Double bedrooms
- Kitchen
- Living/dining room
- Bathroom
- Gardens
- Allocated parking

The Location

Yarnton lies approximately 6 miles North of Oxford and has a well-regarded primary school. There is also a church, village hall, chemist, Doctors' Surgery, supermarket/post office, petrol station, pub, restaurant and garden centre. A more comprehensive range of shops and recreational amenities are available in nearby Woodstock and Kidlington. The School catchment is for Marlborough Secondary School in Woodstock and there is a regular bus service to Oxford with the M40 within 10 miles, giving access to London and The Midlands. The new Oxford Parkway railway station in Water Eaton Kidlington (c3 miles) provides easy access to London Marylebone in approximately 55 mins.





TOTAL: 77.4 m² (833 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Kidlington Office
 1B The Hampden Building, High Street
 Kidlington, Oxfordshire, OX5 2DH

T 01865 379 880
 E kidlington@thomasmerrifield.co.uk
 W thomasmerrifield.co.uk

