



12 Cresswell Close, Yarnton, OX5 1FX

Guide Price £360,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Situated in the popular village of Yarnton a spacious three bedroom home set over three floors being sold with no onward chain.

Accommodation comprises entrance hall, kitchen, cloak room, living/dining room.

On the first floor there are 2 good sized bedrooms and a family bathroom.

The second floor offers another good sized bedroom and store cupboard.

Rear garden, patio area with remainder laid to lawn with gated access.

Car port with allocated parking

Additional information to note:

- Mains water and electric.
- OFCOM checker indicates that standard and superfast broadband is available at the property.
- OFCOM checker indicates that mobile voice and data is likely outside. Inside mobile voice and data likely with EE, limited voice and data with Three, limited voice but no data with O2 & Vodafone.

Council Tax Band: D

EPC Rating: B







## Key Features

- Village location
- Three bedrooms
- Kitchen
- Living/dining room
- Cloak room
- Bathroom
- Garden
- Car port
- No onward chain

## 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.

## Approximate Gross Internal Area 1084 sq ft - 101 sq m

Ground Floor Area 408 sq ft – 38 sq m

First Floor Area 408 sq ft – 38 sq m

Second Floor Area 268 sq ft – 25 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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