



33 Great Close Road, Yarnton, OX5 1QN

Guide Price £225,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented one bedroom first floor masionette situated in the popular village of Yarnton.

Accommodation comprises entrance hall, kitchen, living/dining room, bathroom, double bedroom. Garage with allocated parking.

The property enjoys a lovely position overlooking a small green and is a short distance from local bus stops and shop.

Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available.
- OFCOM checker indicates that coverage is good outdoor and in good outdoor with Three, variable outdoor with O2 & Vodafone.
- Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.
- 952 years remaining on the lease
- No maintenance charge and a peppercorn ground rent.



EPC Rating: D

Council Tax Band: B

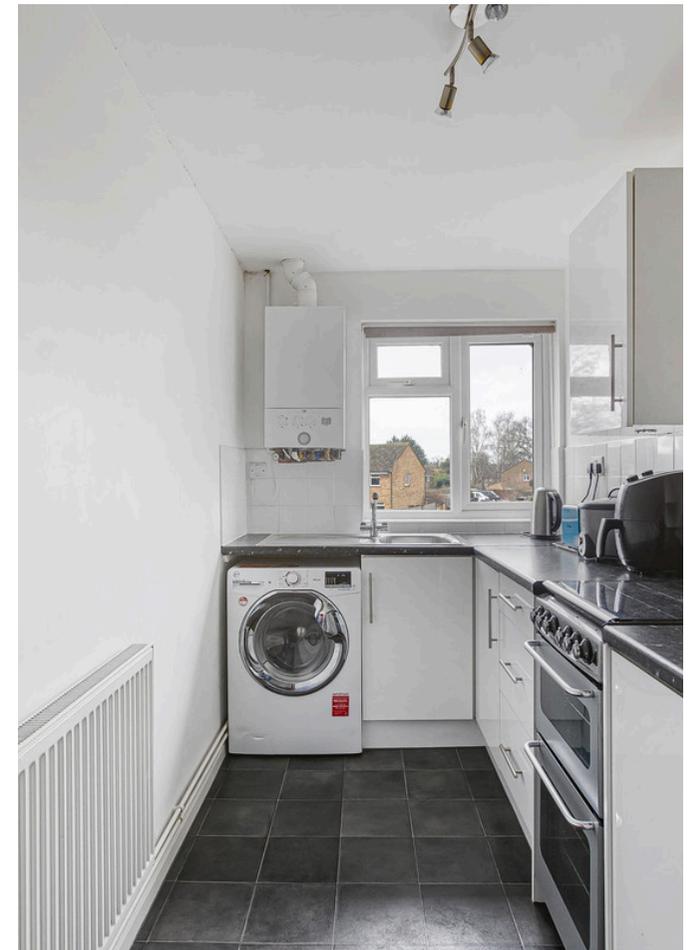


Key Features

- Village location
- One bedroom
- Living room
- Kitchen
- Bathroom
- Garage
- Allocated parking
- Maisonette
- First floor

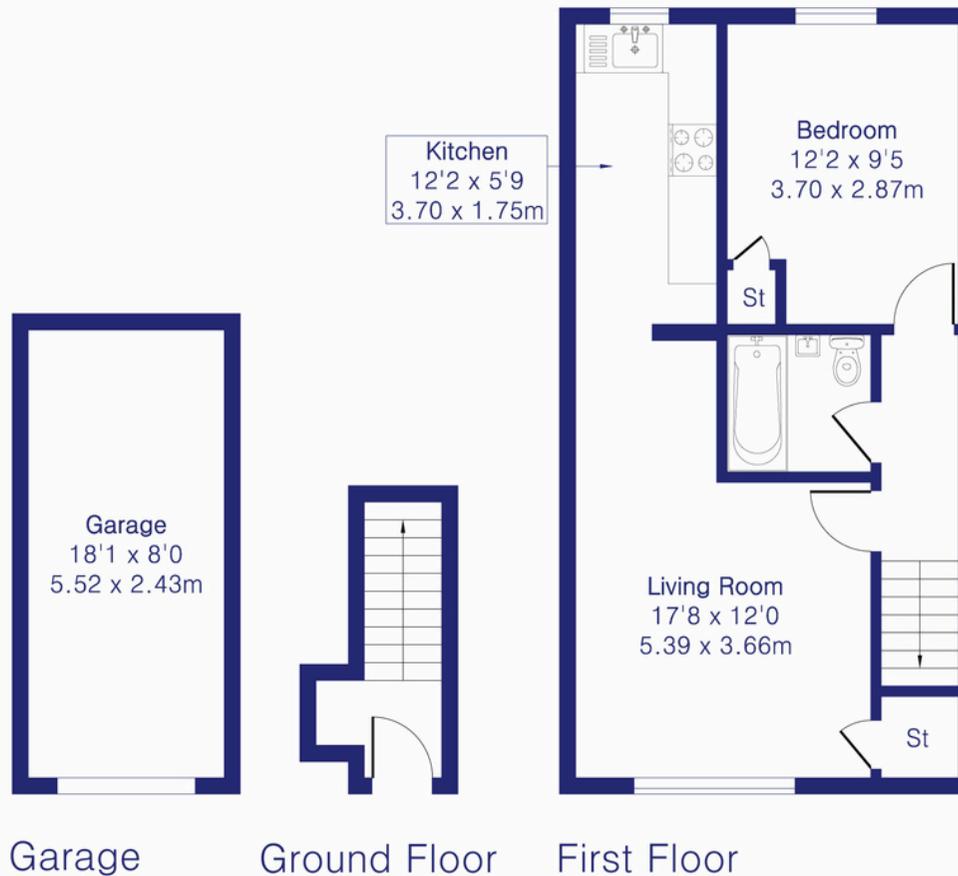
The Location

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 475 sq ft - 44 sq m (Excluding Garage)

Garage Area 144 sq ft – 13 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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