



60 Meadow Way, Yarnton, OX5 1TA

Guide Price £225,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in the popular village of Yarnton a one bedroom house with garden being sold with no onward chain.

Accommodation comprises entrance hall, kitchen, living room, double bedroom and bathroom.

A good sized garden mainly laid to lawn.

Allocated parking.

No onward chain.

Additional information to note:

- Mains water and electric are connected.
- Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. 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.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates coverage is good outdoor and in-home with EE, variable outdoor with O2, good outdoor with Vodafone and good outdoor and variable in home with Three.
- For information on restrictive covenants please contact the office.

Council Tax: B

EPC: E





Key Features

- Village location
- Double bedroom
- Kitchen
- Living room
- Bathroom
- Garden
- Allocated parking
- No chain

The Location

Kidlington is a town with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is also a choice of good restaurants offering a variety of cuisines. The village is ideally situated with easy access to the M40 and Oxford city centre via a regular bus service. The Oxford Parkway railway station (1.5 miles) provides easy access to London in approximately 75 mins. Other nearby stations are at Oxford City Centre (c5 miles) and Bicester (c10 miles). Open countryside and the River Cherwell are within easy walking distance of the property.



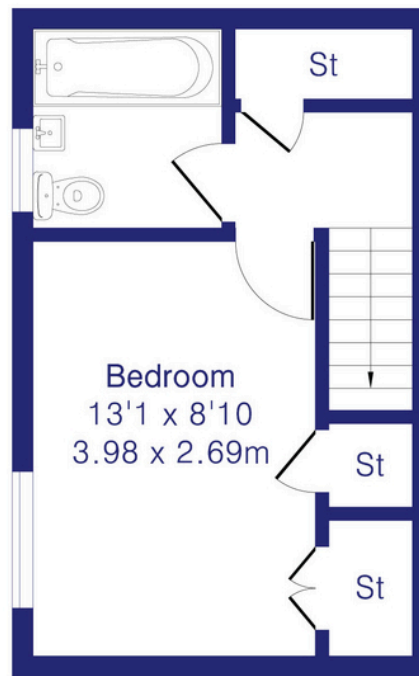
Approximate Gross Internal Area 472 sq ft - 44 sq m

Ground Floor Area 236 sq ft – 22 sq m

First Floor Area 236 sq ft – 22 sq m



Ground Floor



First Floor

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.

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