



68 Hayday Close, Yarnton, OX5 1FS
£325,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Located in a walkway position and forming part of this modern development built in 2011 is this attractive stone built 2 bedroom end terraced house offering good size accommodation and well presented in side.

The property comprises: Storm porch, entrance hall, cloakroom, living room, modern kitchen, 2 bedrooms, bathroom, pleasant rear garden and parking. The property enjoys electric air source heating to radiators and double glazing.

The village of Yarnton is a popular location with a primary school, located between Woodstock and Oxford. Viewing is recommended.

Additional information to note:

- Service Charge: £300 per annum
- Electric, water and drainage are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker confirms good outdoor mobile voice and data, with good in-home with EE and Three.
- GOV.UK flood risk has currently a low risk to surface water flooding, with a medium chance of flooding between 2040-2060.
- For information on restrictive covenants please contact the office.

EPC: TBC

Council Tax Band: C



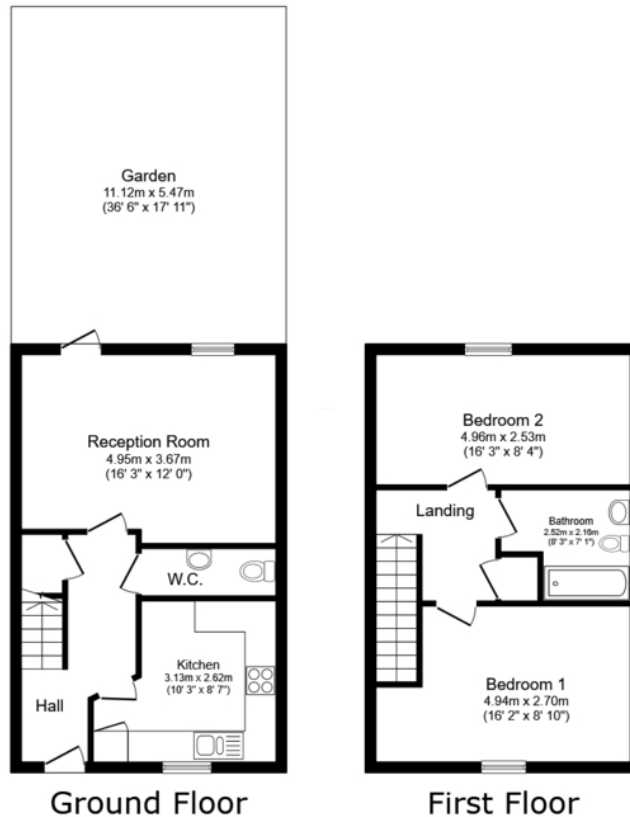


Key Features

- Stone Built House
- Walkway Position
- Modern Development
- 2 Double Bedrooms
- Downstairs Cloakroom
- Modern Kitchen
- Modern Bathroom
- Electric Air Source Heating
- Popular Location
- Viewing Recommended

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.



Total floor area: 78.4 sq.m. (844 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

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