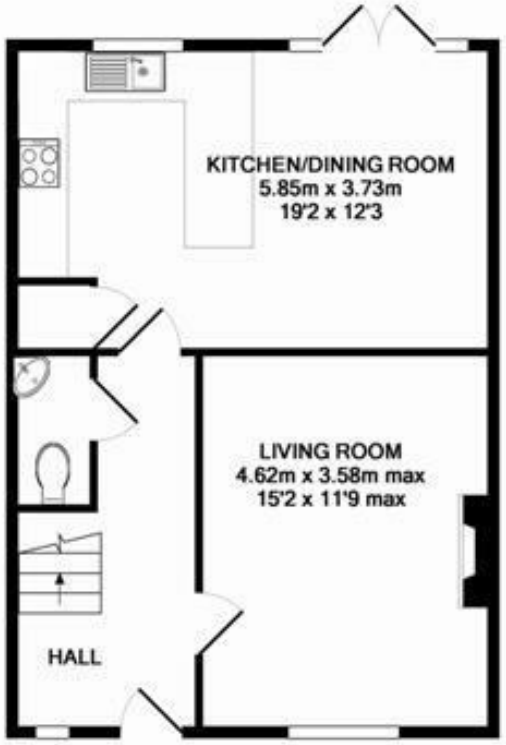
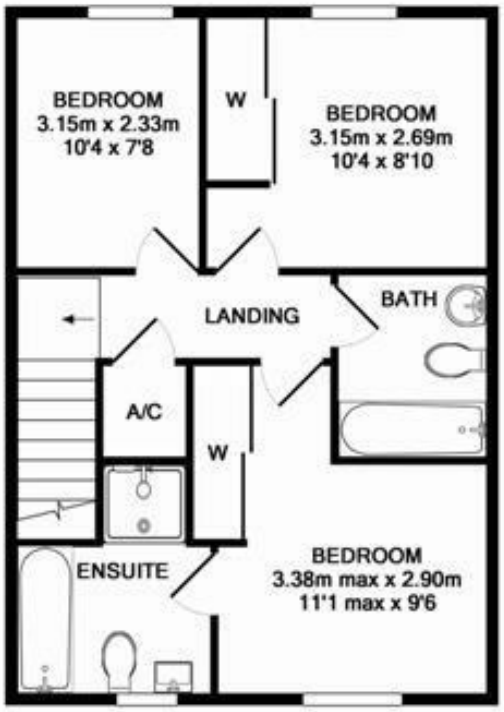


9, PIXEY CLOSE, YARNTON, OX5 1FY

FLOWERS
ESTATE AGENTS



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 97.7 SQ.M. (1052 SQ.FT.)

These measurements are the maximum & are approximate only, they do not take into account minimum measurements. Drawn by E8 Property Services - www.e8ps.co.uk
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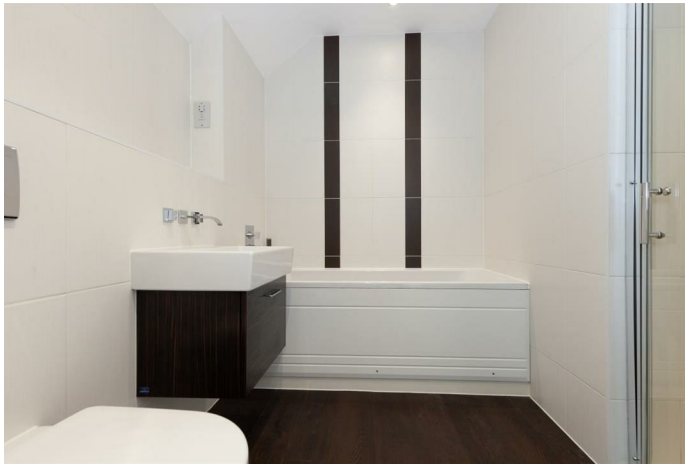



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Freehold

- Constructed in 2011
- Three bedrooms
- Immaculately presented in neutral tones
- Allocated parking in car-port plus secondary space
- Council Tax Band D | EPC Rating C
- Stones-built semi detached home
- Contemporary living with open plan kitchen/dining room
- Low maintenance rear garden
- Ideally located within easy reach of major transport links





Attractive, modern and filled with natural light, this stone-built three-bedroom home is ideally situated within the village of Yarnton.

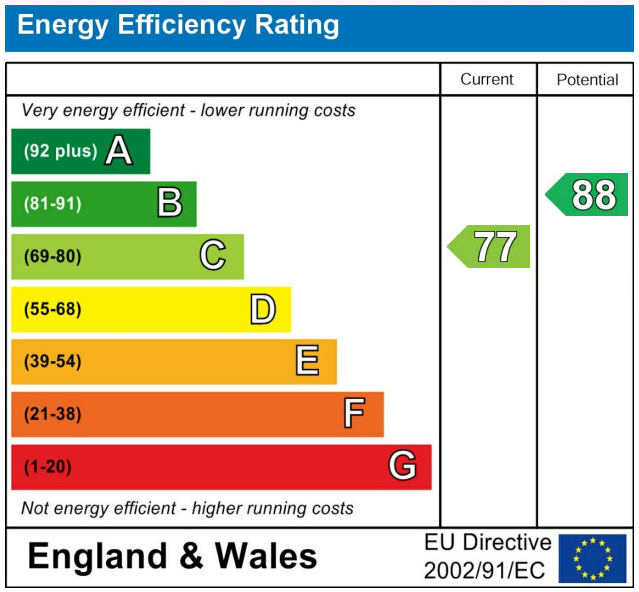
The accommodation comprises a welcoming reception room at the front with an open-plan kitchen-dining room unfolding to the rear of the plan. Truly sociable and synonymous with modern day family life, the contemporary kitchen open directly onto the rear garden, creating an easy connection between the internal and external living spaces. The first floor is home to three well-proportioned bedrooms, including a generous principal bedroom with built-in wardrobes and a modern en-suite shower room.

Externally, the property enjoys a low maintenance garden and two parking spaces, with one being in the shared car port.

A stylish and well appointed home, ideally suited to those looking for modern living with excellent travel links. Offered with no onward chain.







Yarnton
Is a large and characterful village located approximately four miles from Oxford City Centre and benefiting from good local amenities including a church, primary school, village hall, two public houses, doctors surgery, petrol station/post office/shop and the popular Yarnton Nurseries which sells a vast range of goods including clothes and gifts as well as providing a restaurant and antique centre.

Local Authority: Cherwell
Council Tax Band: D

These details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute parts of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.

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