



14 Great Close Road, Yarnton, OX5 1QW

Guide Price £350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in the popular village of Yarnton a beautifully presented 2 bedroom semi detached home with driveway parking.

Accommodation comprises entrance hall, living room, kitchen/dining room. On the first floor there are two double bedrooms and bathroom.

Driveway parking to front with gated side access.

Rear garden mainly laid to lawn with gated side access.

The property is located within a short distance to 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 mobile coverage is good outdoors and in home with EE, good outdoor with Three & Vodafone, variable outdoor with O2.
- 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.

EPC Rating:

Council Tax Band: C





Key Features

- Village location
- Semi detached
- Two bedrooms
- Living room
- Kitchen/dining
- Bathroom
- Gardens
- Driveway parking

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.

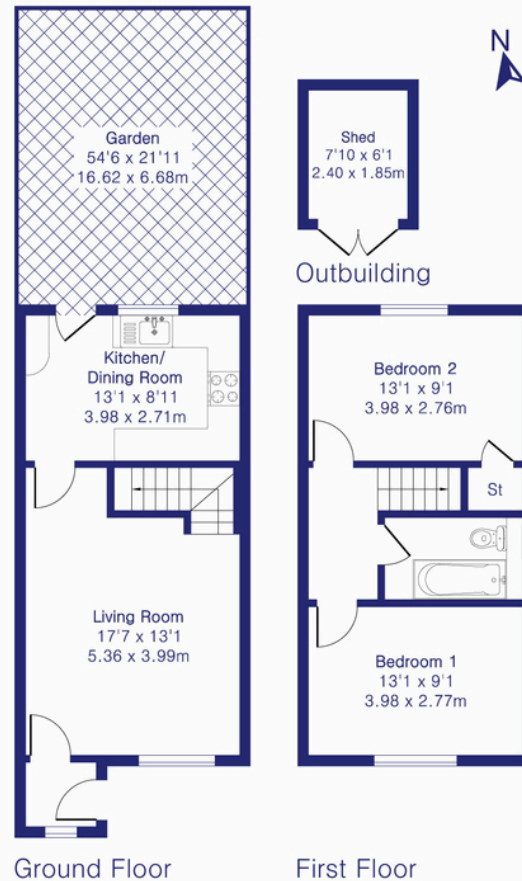


**Approximate Gross Internal Area 723 sq ft - 67 sq m
(Excluding Outbuilding)**

Ground Floor Area 371 sq ft – 34 sq m

First Floor Area 352 sq ft – 33 sq m

Outbuilding Area 48 sq ft – 4 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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