

56 The Garth, Yarnton, OX5 1NB

Guide Price £400,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS







The Property

A three bedroom semi detached home in need of updating with garage and good size garden being sold with no onward chain.

Accommodation comprises on the ground floor of entrance hall, living/dining room and kitchen. On the first floor there are three bedrooms and a bathroom.
Driveway parking to front leading to garage.
Rear garden mainly laid to lawn with a patio area.

No onward chain.

Material information to note:
- All mains services connected.
- OFCOM checker indicates that standard to ultrafast broadband is available.
- OFCOM checker indicates that coverage is good outdoor and in home with EE, good out door and variable in home with Three, variable outdoor with O2 and good outdoor with 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.
- For information on restrictive covenants please contact the office.

Council Tax Band: C
EPC Rating: D







Key Features

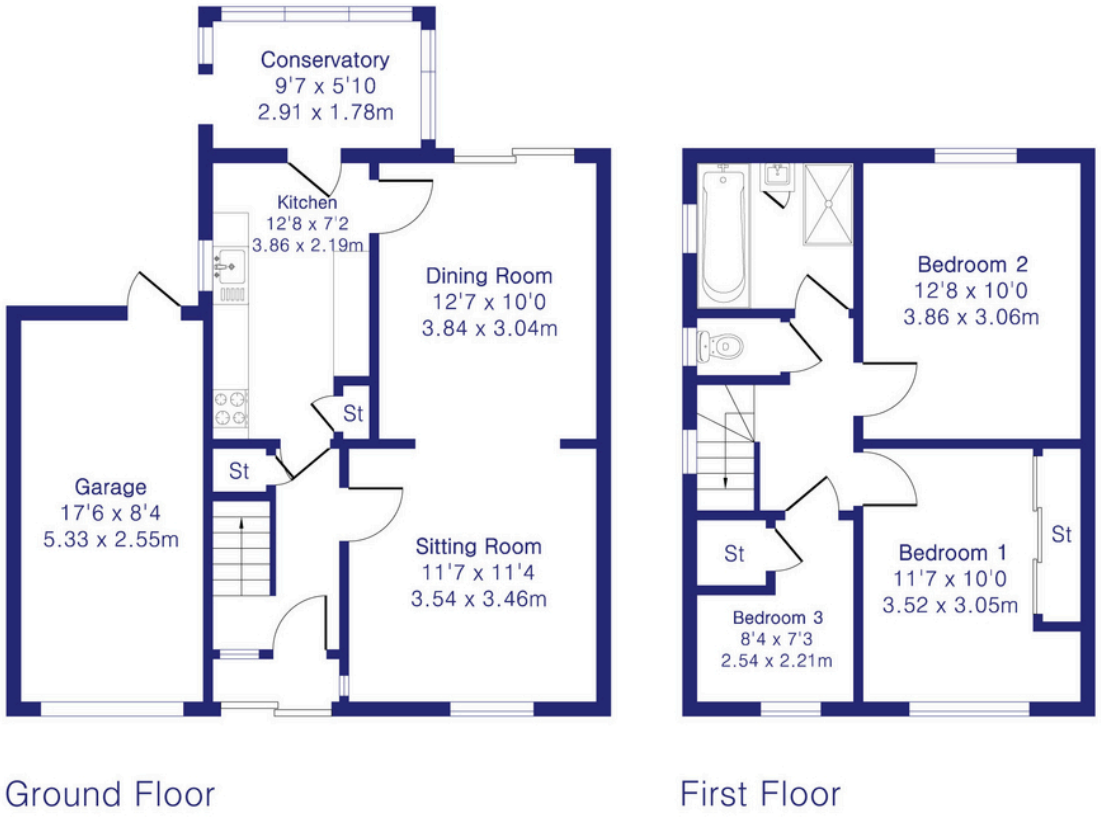
- Semi detached
- Three bedrooms
- Living/dining room
- Kitchen
- Bathroom
- Garage
- Driveway parking
- Gardens
- No onward chain

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 930 sq ft - 86 sq m (Excluding Garage)

Ground Floor Area 496 sq ft – 46 sq m
First Floor Area 434 sq ft – 40 sq m
Garage Area 146 sq ft – 14 sq m



Ground Floor

First Floor

PINKPLAN

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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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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