



41 Watson Crescent, Wootton, OX13 6DS

£250,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A 3 bedroom mid terrace house, providing somewhat large, light and airy accommodation than its appearance would suggest, having been extended to the ground floor.

There are two generous size separate receptions rooms and all three bedrooms are comfortably proportioned.

Gardens to front and rear, in addition to ample on road parking to the front.

Please note – We understand the construction to be cavity wall system built, which is regarded by some mortgage lenders as being a non-traditional form of construction, and might therefore compromise their lending criteria. We recommend anyone enquires with their Mortgage Advisor as to what is feasible prior to viewing.

As required under the Estate Agents Act 1979, the seller is related to an employee of this agency.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Unrestricted on-street parking.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: If built or renovated pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed.





Key Features

- NO ONWARD CHAIN
- Gas central heating to radiators
- Replacement double glazed windows
- Well fitted kitchen
- White sanitary ware to ground floor cloak/shower room and first floor bathroom
- Council Tax Band: C
- EPC Rating: C

The Location

In a small no through close, forming part of an established residential environment, close to the heart of this medium size village, which offer a broad range of amenities, including shopping parade, primary school and community centre, catering more than adequately for its local and neighbouring residents.

Oxford is just 6 miles to the north, and the historic market town of Abingdon-on-Thames, just 4 miles to the south, providing more comprehensive shopping, schooling and recreational amenities.

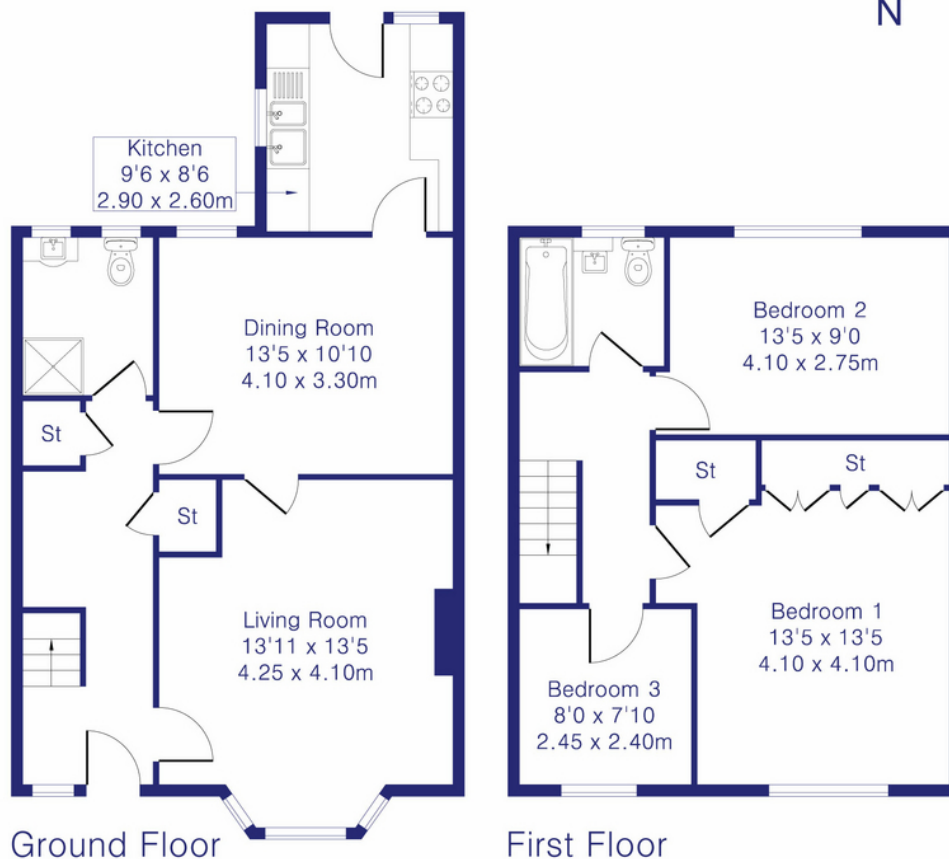
There is quick and easy access onto the nearby A34, connecting northbound to the M40 and southbound to the M4



Approximate Gross Internal Area 1081 sq ft - 101 sq m

Ground Floor Area 588 sq ft – 55 sq m

First Floor Area 493 sq ft – 46 sq m



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