



The Moors, Kidlington, OX5 2AE

£375,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Being situated in one of Kidlington's most sought after roads is this 3 bedroom semi-detached home requiring modernisation and improvements. The property comprises entrance lobby, entrance hall, sitting room, kitchen, 3 bedrooms and family bathroom. Outside there is a southerly facing garden and an integral garage with driveway to the front. The property is offered with no chain and has access to open countryside, local shops, bus stops and schooling for all ages.

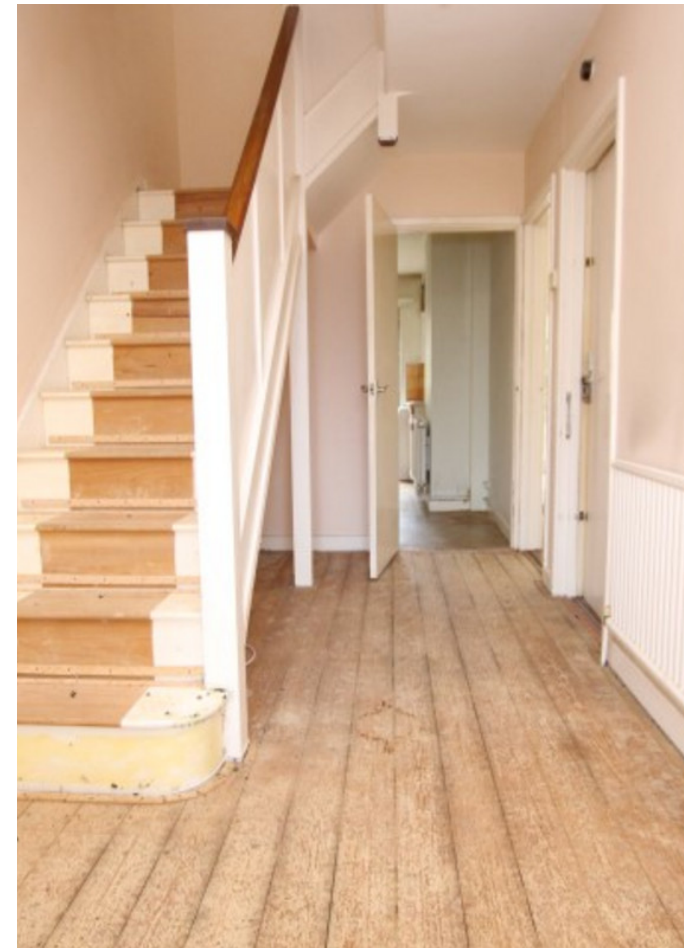
Material information to note:

- All mains services are connected (currently turned off)
- OFCOM checker confirms there is standard to ultrafast broadband available at the postcode
- OFCOM checker confirms good voice and data (except Vodafone) is available at the postcode

Council Tax Band: D

EPC Rating: D





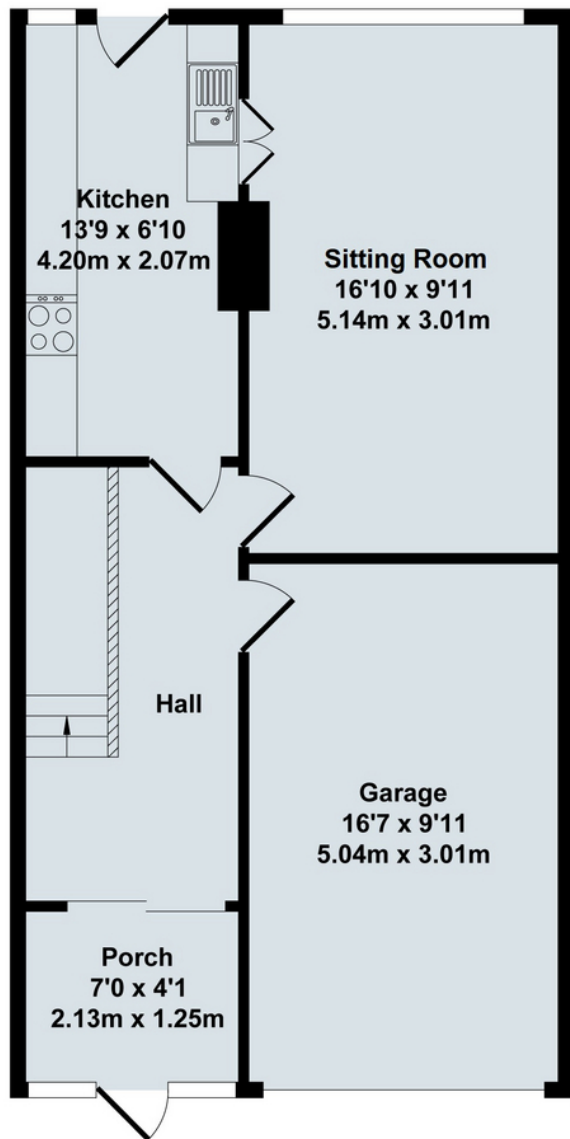
## Key Features

- Semi Detached House
- 3 Bedrooms
- Southerly Facing Garden
- Garage
- Living Room
- Kitchen
- Bathroom
- Sought After Road
- No Chain
- Requires Improvement

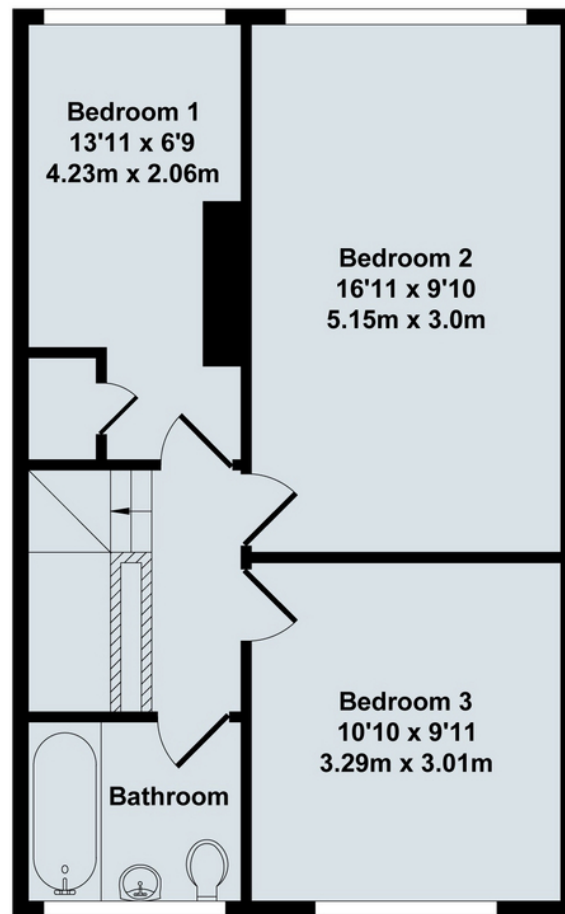
## The Location

Kidlington is a large Oxfordshire village 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.





Ground Floor



First Floor

**Total Approx. Floor Area 1048 Sq.Ft. (97.40 Sq.M.)**

All items illustrated on this plan are included in the "Total Approx Floor Area"

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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.

**Kidlington Office**

1B The Hampden Building, High Street  
Kidlington, Oxfordshire, OX5 2DH

T 01865 379 880

E [kidlington@thomasmerrifield.co.uk](mailto:kidlington@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

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