



The Closes, Kidlington, OX5 2DP

£385,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A 3 bedroom, non estate, semi-detached house, of which in our opinion, is in good decorative condition throughout, situated in this popular, secluded, convenient location within minutes walk to the village centre and bus stops, with a separate sitting room, kitchen/dining room, family bathroom, oil central heating, double glazing, garage, enclosed garden, cul-de-sac location and offered with no chain.

Material Information to Note:-

- According to the OFCOM checker standard - superfast broadband is available at this postcode.
- According to the OFCOM checker there is good indoor voice and data available at this postcode.
- According to the OFCOM checker there is good voice, data and enhanced data at this postcode.
- Mains, water, electric and drainage is connected
- Oil Central Heating

Council Tax Band: C

EPC Rating: D





Key Features

- 3 Bedrooms
- Sitting Room
- Kitchen/Dining Room
- Oil Central Heating & Double Glazing
- Enclosed Garden
- Cul-De-Sac Location
- Garage in Block
- Side Access
- No Chain
- Close to Shops

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.

Approximate Gross Internal Area 921 sq ft – 85 sq m
Ground Floor Area 400 sq ft – 37 sq m
First Floor Area 400 sq ft – 37 sq m
Garage Area 121 sq ft – 11 sq m



Garage

Ground Floor

First Floor

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.

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