



Sterling Road, Kidlington, OX5 2DT

Offers In Excess Of £425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extended semi-detached family home offering deceptive accommodation over 2 floors located in this ideal central position close to the village High Street, bus stops and schooling. The property is being offered with no upper chain and offers potential for re-modelling internally. The accommodation comprises of entrance hall, cloakroom, large living room, dining room, kitchen with breakfast bar. To the first floor there are 4 good sized bedrooms and a family shower room. Outside the rear garden enjoys a Westerly aspect with garden store and covered side access to the front. The front there is a block paved driveway providing off-street parking for several cars. The property benefits from gas heating to radiators, double glazing and cavity wall insulation with viewing recommended.

Additional information to note:

- All main services are connected.
- According to OFCOM checker there is standard to ultrafast broadband available at this postcode.
- According to OFCOM checker there is good voice and data available at this postcode.
- According to GOV.UK there is a medium risk of surface water flooding, however, the property has not flooded in the owners ownership since 1987.



Council Tax Band: D

EPC Rating: C

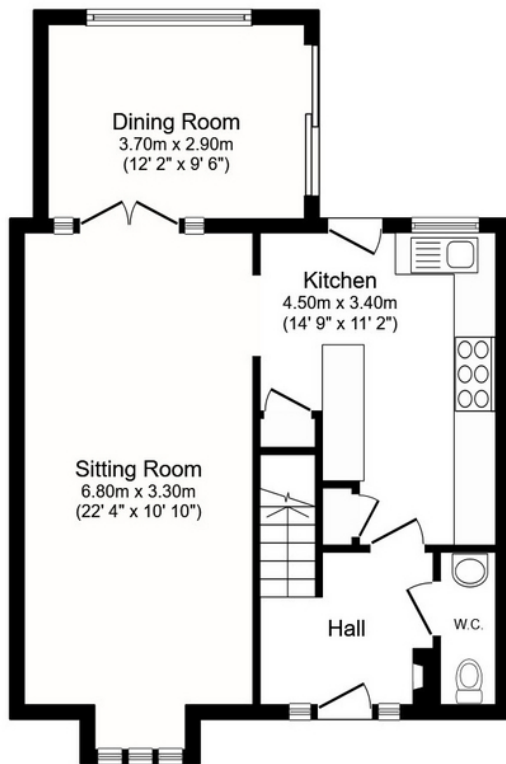


Key Features

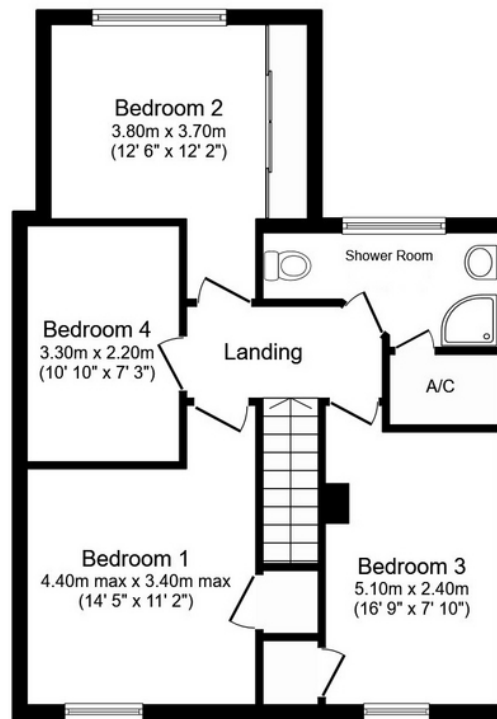
- Extended Semi-Detached House
- 4 Bedrooms
- Large Lounge
- Separate Dining Room
- Kitchen
- Driveway Parking
- Modern Gas Boiler
- Double Glazing
- Close to High Street
- No Chain

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
Floor area 58.2 m² (626 sq.ft.)



First Floor
Floor area 57.4 m² (618 sq.ft.)

TOTAL: 115.6 m² (1,244 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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