



Petre Place, Kidlington, OX5 2EN

£500,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Tucked away in a private drive servicing only 2 modern bungalows located in Old Kidlington we are delighted to offer this modern detached bungalow being offered with no chain. This ideal property would suit a retirement person who would like a quiet position yet still convenient for the village centre. The accommodation comprises 'L' shaped hall, guest cloakroom, living room, modern kitchen, master bedroom with en-suite bathroom, guest bedroom with en-suite shower room. The bungalow is complimented by cavity wall insulation, double glazing and gas under floor heating. Outside there is a low maintenance gravelled and paved garden to the rear along with a shared gravelled driveway to the front with parking for 1 small car in front of the single garage with electric up and over door. Viewing is strongly recommended.

Material information to note:

- All main services are connected
- OFCOM checker confirms standard to superfast broadband is available
- OFCOM Checker confirms good voice and data is available inside and outside the property



Council Tax Band: D

EPC Rating: C

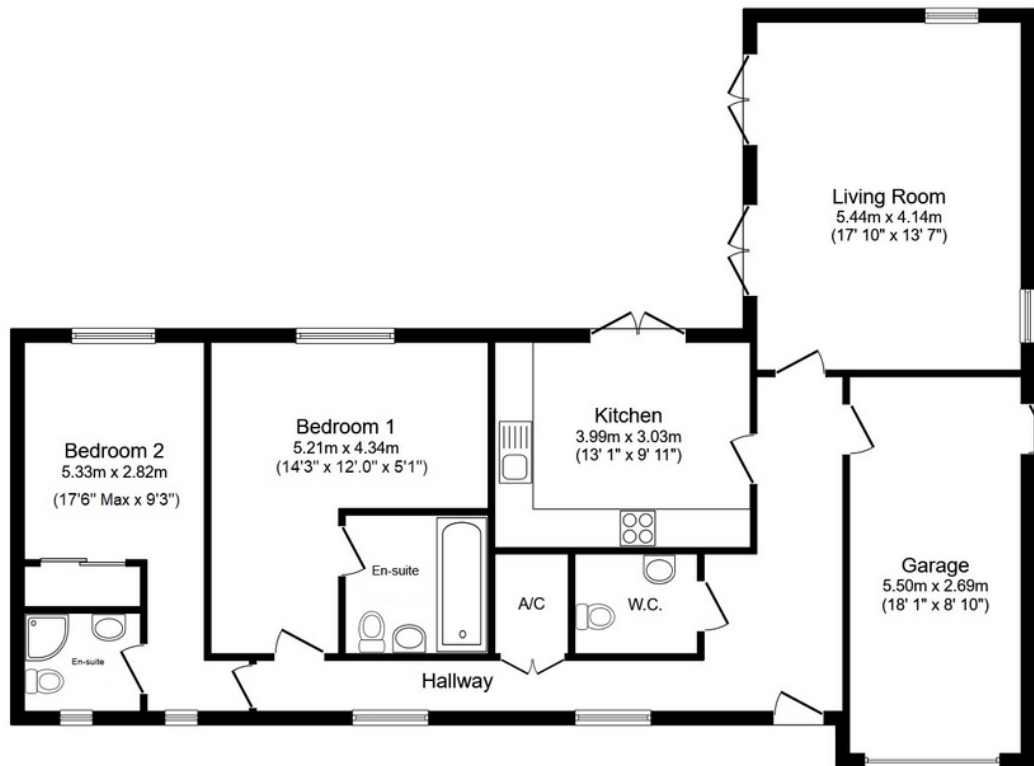


## Key Features

- Modern Detached Bungalow
- 2 Bedrooms
- 2 En-Suites
- Modern Kitchen
- Living Room
- Under Floor Heating
- Double Glazing
- Single Garage
- Low Maintenance Garden
- 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.



Floor Plan

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](http://www.Propertybox.io)

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