



Cherry Close, Kidlington, OX5 1ET

£400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

We are delighted to present this truly stunning 3 bedroom semi-detached family home located on a corner plot where an internal inspection is strongly recommended. The property is situated in a highly popular location with access to schools for all ages, bus stops, Oxford Canal, Oxford Parkway Train Station and the Village High Street. The accommodation comprises: entrance hall, open plan living space with double aspect lounge/diner and modern fitted kitchen. Upstairs there are 3 bedrooms and a modern fitted bathroom. The property is complimented by gas heating to radiators and double glazing. Outside there is lawned gardens to front, side and rear, with a detached garage situated at the rear of the garden.

Additional Information to Note:

- All mains services are connected.
- OFCOM checker indicated that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates that inside there is limited voice and data with EE, Three and O2, but good voice and data on all networks outside.
- The garage roof is made of corrugated asbestos sheeting.



Council Tax Band: D

EPC Rating: C



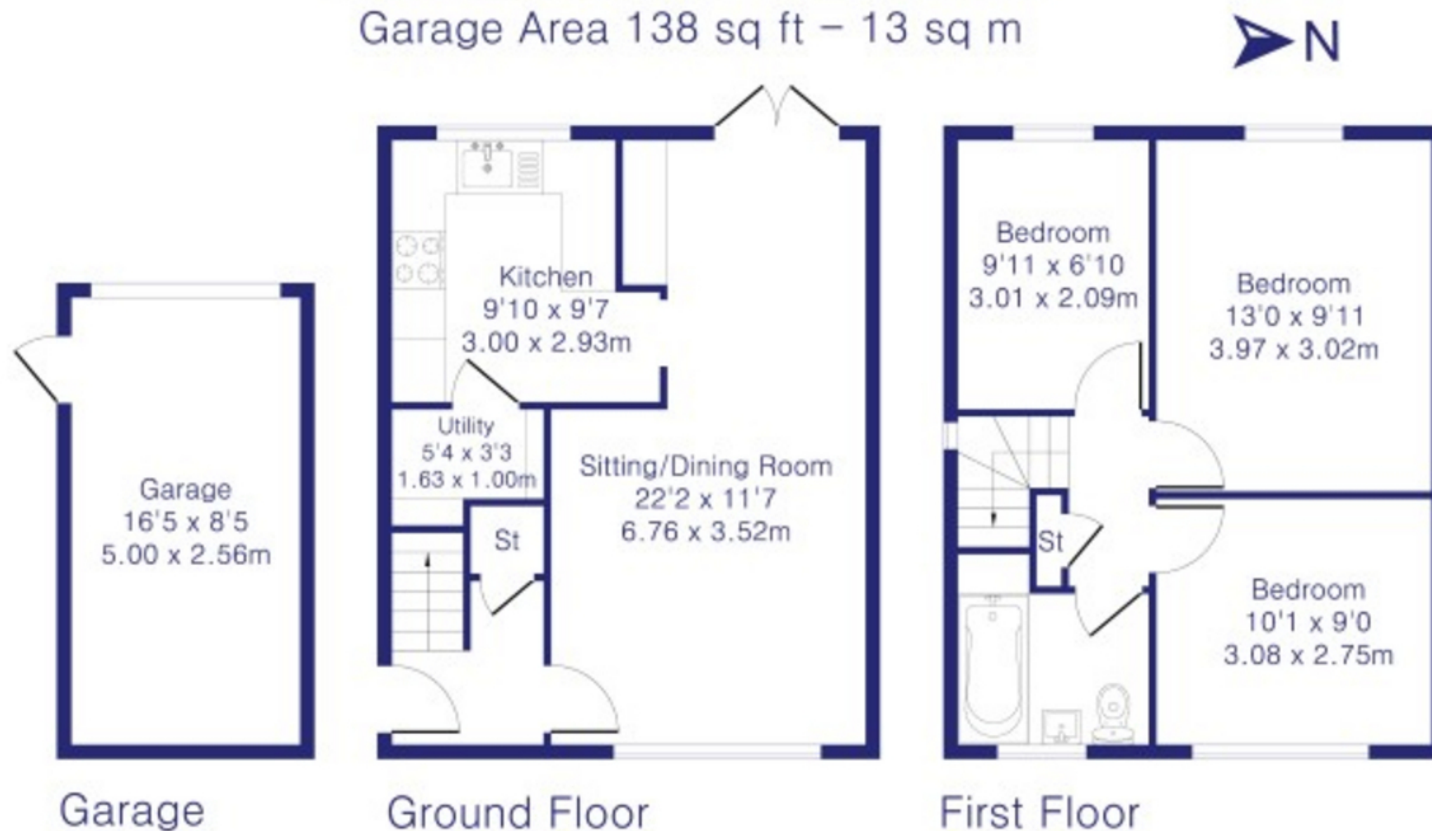
Key Features

- Semi-Detached House
- 3 Bedrooms
- Corner Plot Garden
- Excellent Decor
- Popular Location
- Modern Kitchen
- Modern Bathroom
- Garage
- Access to Schools
- Viewing Strongly Recommended

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 910 sq ft – 85 sq m
Ground Floor Area 386 sq ft – 36 sq m
First Floor Area 386 sq ft – 36 sq m
Garage Area 138 sq ft – 13 sq m



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
W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS