



Mulcaster Avenue, Kidlington, OX5 2HG

£550,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extended 4 bedroom semi-detached house with a fitted kitchen/dining room, leading out onto a double glazed conservatory, utility, family bathroom and en-suite shower room, gas central heating, double glazing, garage and enclosed rear garden. Please note the property is Leasehold but we understand that the Freehold can be purchased for approx. £1,200 in addition to the legal costs of the freeholder and purchaser.

Additional information to note

- Mains gas, electricity water and drainage are connected.

- Mobile:

Indoor: voice and data - EE, Three and Vodafone limited. O2 voice likely.

Outdoor: Voice and data likely.

- Lease 999 years from 1955. 930 years remaining.

- Ground Rent £10 per year

Council Tax Band: D

EPC Rating: D





Key Features

- 4 Bedrooms
- Sitting Room
- Fitted Kitchen/Diner
- Conservatory
- Utility Room
- Cloakroom
- Family Bathroom and En-Suite Shower Room
- Gas Central Heating and Double Glazing
- Garage
- Enclosed Garden

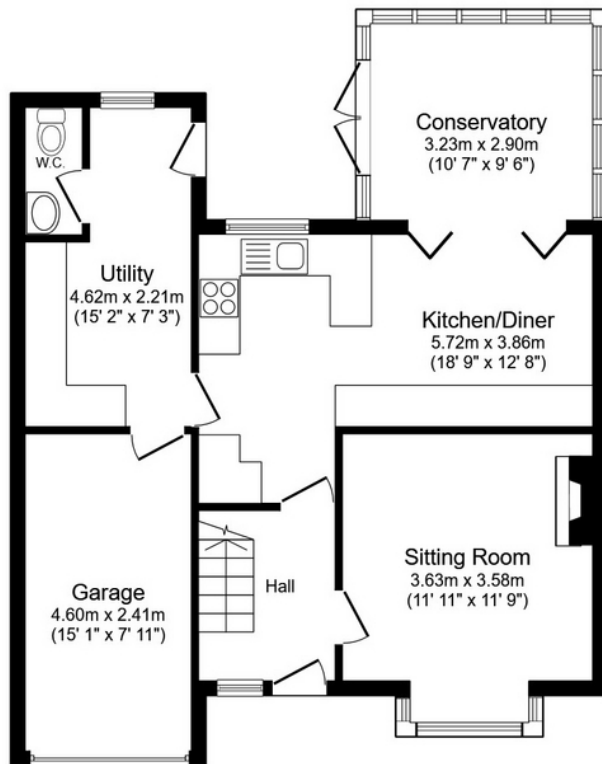
The Location

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.

Thomas Merrifield and their clients give notice that:

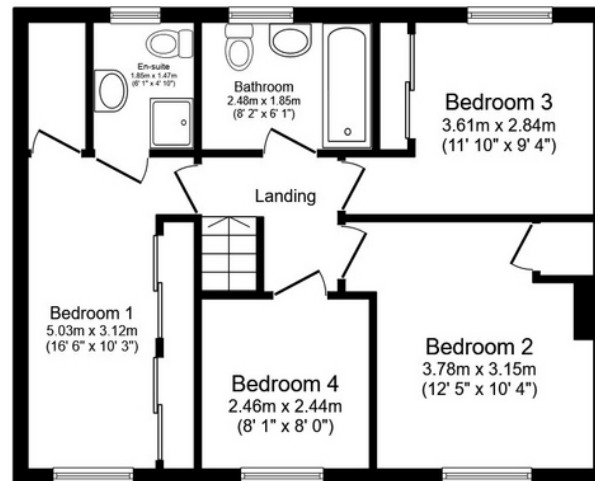
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Ground Floor

Floor area 71.0 sq.m. (764 sq.ft.)



First Floor

Floor area 53.0 sq.m. (571 sq.ft.)

TOTAL: 124.0 sq.m. (1,335 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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