



Osborne Close, KIDLINGTON, OX5 1TU

£375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in a cul-de-sac location is this 3 bedroom semi-detached modern family home having been subject to recent improvements by the current owners to be presented in excellent decor and offering in our opinion good sized accommodation with excellent storage space. The property is located in a quiet cul-de-sac with access to Oxford canal, bus stops, corner shop and Kidlington High Street with its range of shopping facilities. The property comprises: Entrance hall with built in storage cupboards, refitted kitchen, living room, conservatory, landing with several built in storage cupboards, 3 bedrooms with fitted wardrobes and a refitted bathroom. Outside there is a pleasant enclosed garden and front garden with driveway parking for 2 cars.

Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates that there is limited mobile voice with EE, Three and Vodafone with likely voice with O2. There is likely voice and data with all networks outside.

Council Tax Band: C

EPC Rating: E





Key Features

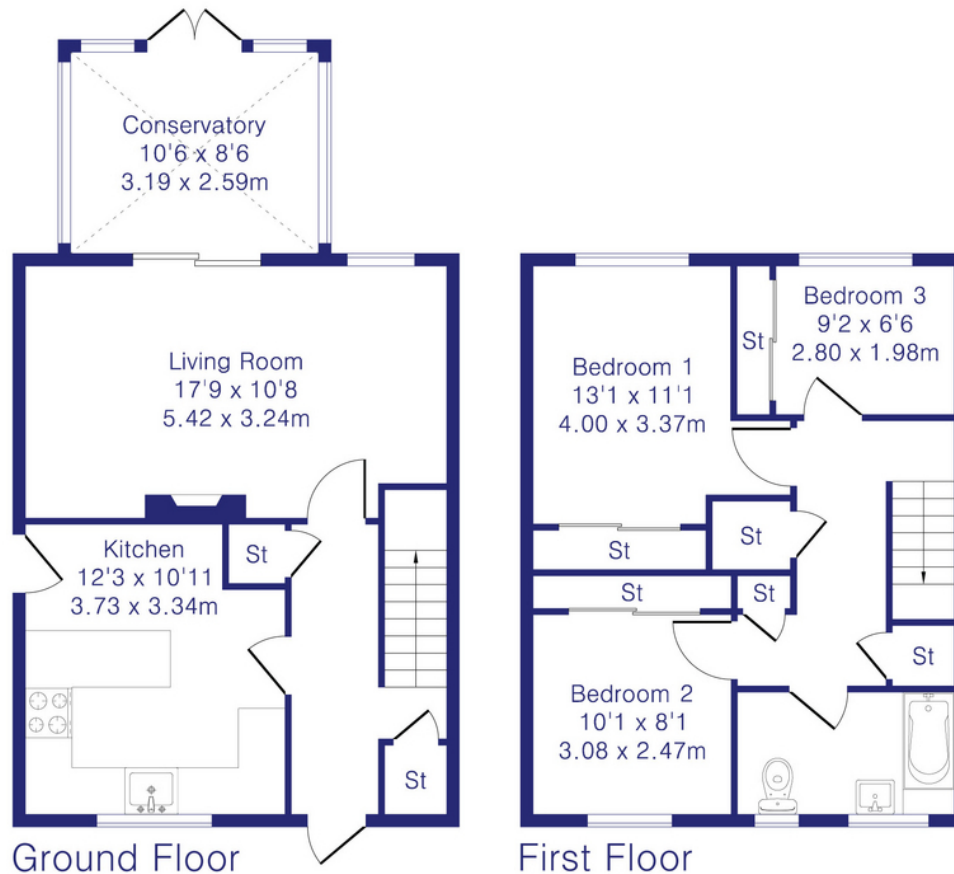
- Semi-Detached House
- 3 Bedrooms
- Refitted Kitchen
- Refitted Bathroom
- Gas Heating to Radiators
- Double Glazing
- Driveway Parking
- Enclosed Garden
- Cul-De-Sac Location
- Viewing Recommended

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 917 sq ft – 85 sq m
Ground Floor Area 506 sq ft – 47 sq m
First Floor Area 411 sq ft – 38 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.

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