



Mulcaster Avenue, Kidlington, OX5 2HG

Offers In Excess Of £425,000 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

An extended semi-detached house situated in a popular area of Kidlington with 2 bedrooms (formerly 3) which could easily be put back into 3 bedrooms. The property benefits from a large kitchen/dining room and sitting room, gas central heating, double glazing, utility room and study, enclosed garden. No onward chain.

Additional information to note:

- Mains gas, electric, water and drainage connected.
- OFCOM checker indicates that standard, super fast and ultrafast broadband is available at the property.
- Mobile: Indoor - Voice limited with EE, Three and Vodafone, likely with O2. Data limited with EE, Three, Vodafone and O2. Outdoor - Voice and data likely with EE, Three, O2 and Vodafone.
- Lease: 999 year lease from 1959. 934 years remaining.
- Ground Rent: £10 per annum.
- For info on any covenants please contact the office.

Council Tax Band: D

EPC Rating: D







## Key Features

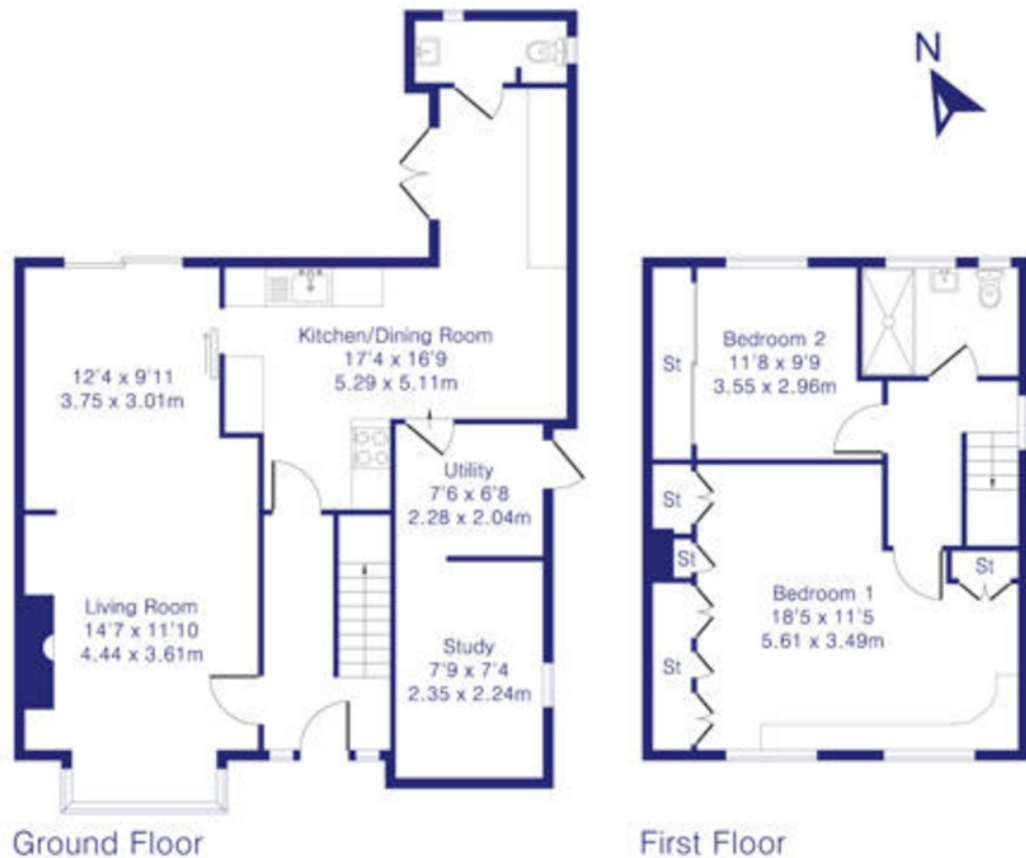
- 2 Bedrooms (Formerly 3)
- Kitchen/Dining Room
- Sitting Room
- Utility Room
- Study/Cloakroom (Former Garage)
- Gas Central Heating
- Double Glazing
- Family Bathroom
- Covered Decking Area

## 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 1221 sq ft – 113 sq m  
Ground Floor Area 767 sq ft – 71 sq m  
First Floor Area 454 sq ft – 42 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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