



Park Avenue, Kidlington, OX5 2AS

£330,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A two double bedroom semi detached home which has been updated by the current owners. On the ground floor the accommodation comprises entrance hall, living room, dining room, kitchen, conservatory and two outbuildings offering additional storage. On the first floor there is a refitted bathroom and two double bedrooms. To the front there is ample parking and a good sized garden to rear.

Material information to note:

- Mains electricity, gas and water are connected to this property
- According to OFCOM checker standard, superfast and ultrafast broadband is available at this property.
- According to OFCOM checker outdoor voice and data is likely with EE, Three, O2, Vodafone.
- According to OFCOM checker indoor voice and data is limited with O2 & Three, EE and Vodafone.
- According to GOV.UK surface water flooding is very low.

EPC: C

Council Tax: C



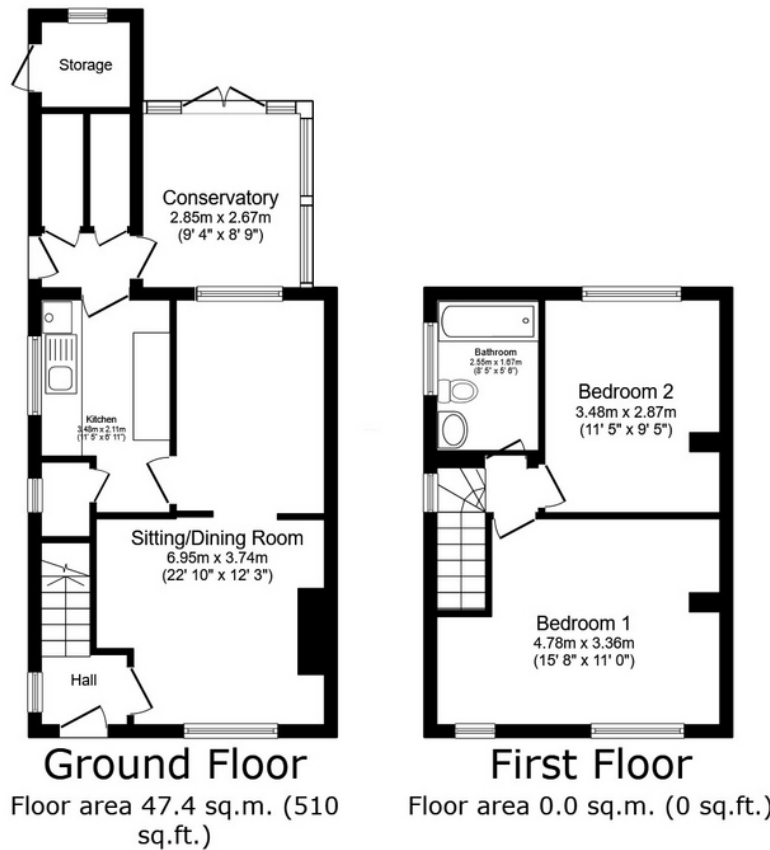


Key Features

- Semi detached
- Two double bedrooms
- Living room
- Dining room
- Kitchen
- Conservatory
- Refitted bathroom
- Ample driveway parking
- Good sized rear 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.



TOTAL: 47.4 sq.m. (510 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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