



Queens Avenue, Kidlington, OX5 2JJ

£250,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

•CASH BUYERS ONLY• - A 3 bedroom mid terraced house situated in a no through road, requiring improvement for cash buyers only. This family home has been in the same family for decades and has been a much loved property which is being offered for sale with no chain. The accommodation comprises: Entrance hall, through lounge/diner, 3 bedrooms, modern shower room, pleasant larger than average garden (approx. 100' in depth). A shared pedestrian pathway leads to the front garden.

Additional information to note:

- All mains services are connected.
- Only 2 gas fires for heating.
- Hot water via immersion heater.
- Double Glazed.
- Polystyrene Ceiling Tiles to some rooms.
- Asbestos Roof Sheeting to Garden Shed.
- Non- Mortgageable Property
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates mobile voice and data is limited inside the property with likely voice and data outside the property.
- GOV.CO.UK confirms there is low risk of river flooding and medium risk of surface flooding. However no surface flooding has happened since the owners have lived there since 1957.



EPC Rating: F

Council Tax Band: C



Key Features

- Cash Buyers Only
- Mid Terraced House
- 3 Bedrooms
- Modern Shower Room
- Good Size Garden
- Double Glazing
- Close to River Cherwell
- No Through Road
- No Chain
- Requires Work

The Location

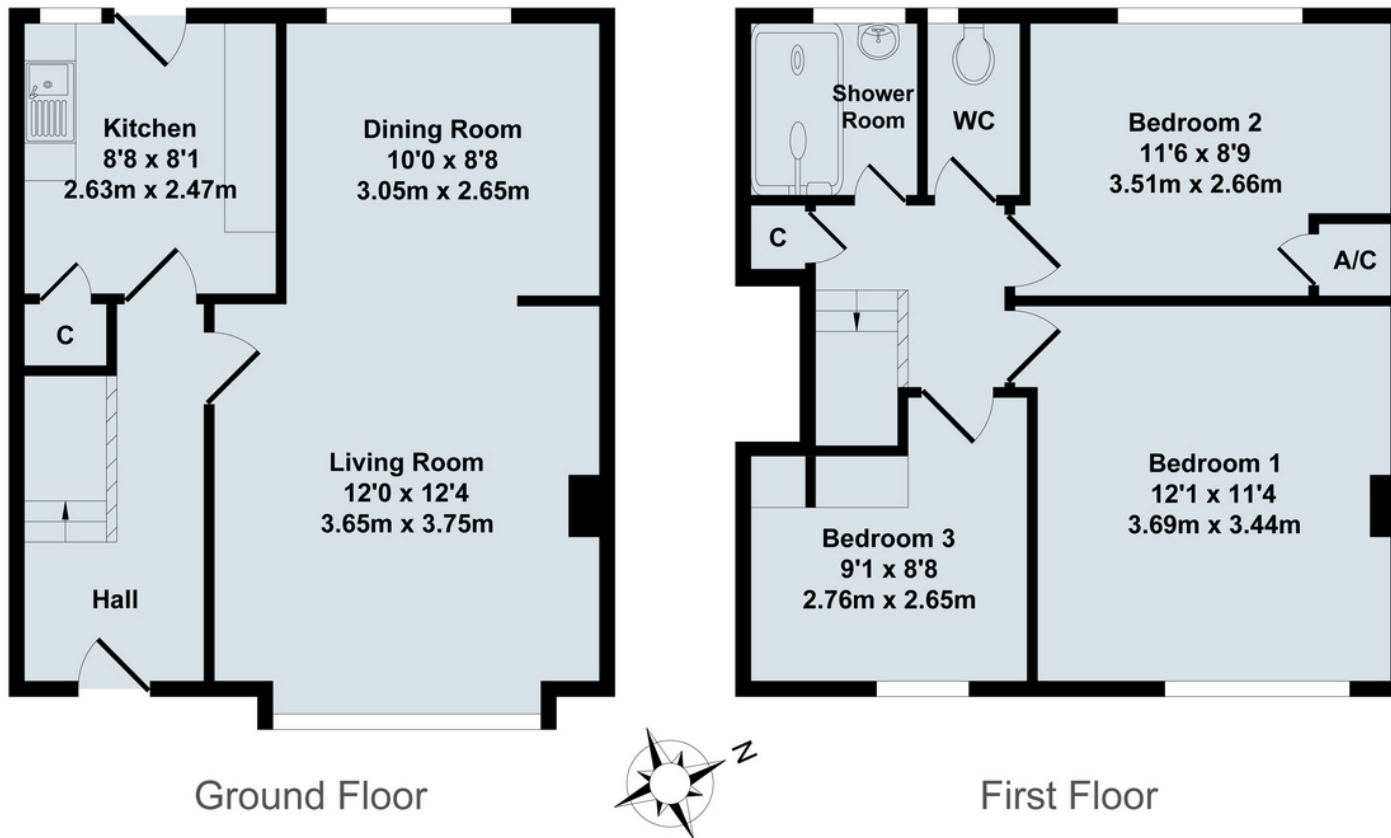
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is 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.



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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.



Total Approx. Floor Area 823 Sq.Ft. (76.50 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

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