



4 Beagles Close, Kidlington, OX5 2QJ
Guide Price £375,000 Freehold

THOMAS
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SALES LETTINGS



The Property

Built in the 1960's is this 3 bedroom detached bungalow located in a cul-de-sac on the outskirts of Kidlington with access to Oxford Parkway train station. The property offers vacant possession and requires modernisation and improvements. The bungalow comprises entrance hall, living room, kitchen, 2 good sized bedrooms and wet room. The property is complimented by double glazing and oil fired central heating. Outside there is a small side garden along with a single garage with driveway parking for 1 car.

Material information to note:

- All mains services are connected except Gas.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates indoor mobile voice and data is limited with with EE and likely with Three, O2 and Vodafone. OFCOM checker indicates outdoor Voice and Data is likely with EE, Three , O2 and Vodafone.
- Planning Ref: 21/02864/SO, Location: Land At Bicester Road, Kidlington

Proposal: Screening Direction to determine whether there is a requirement for an Environmental Impact Assessment (EIA) to accompany a planning application for development at the above location. The Proposed Development comprises residential development for up to 500 residential dwellings, open space, sports facilities, an extension to Kidlington cemetery and allotments, associated vehicular access, infrastructure, engineering works and landscaping.

- Planning Ref: 22/03883/F, Location: Land North Of 66 And Adjacent, Water Eaton Lane, Gosford. Proposal: Development of 96 Dwellings (50% affordable housing), extension to Bicester Road Cemetery with associated access (from Bicester Road), open space, landscaping and infrastructure

Council Tax Band: D EPC Rating: D





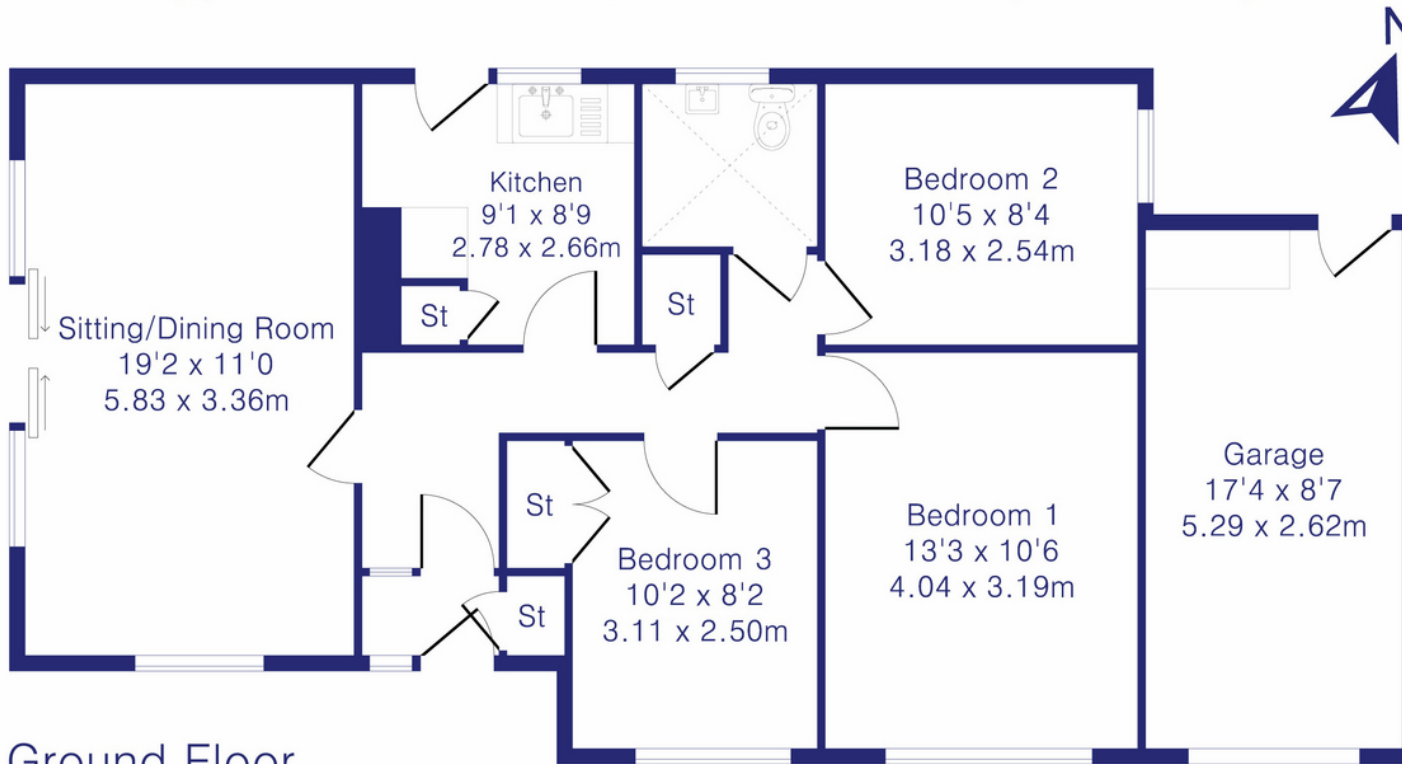
Key Features

- Detached Bungalow
- 3 Bedrooms
- Wet Room
- Living Room
- Oil Central Heating
- Double Glazed
- Cul-De-Sac Location
- Access to Train Station
- No Chain
- Requires Modernisation and Improvement

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 926 sq ft – 86 sq m



Ground Floor

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.



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Kidlington Office
 1B The Hampden Building, High Street
 Kidlington, Oxfordshire, OX5 2DH

T 01865 379 880
 E kidlington@thomasmerrifield.co.uk
 W thomasmerrifield.co.uk

