



2 Stratfield Road, Kidlington, OX5 1DH

Guide Price £415,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in the popular garden city location a spacious three bedroom semi detached home with extension potential (STPP)

Accommodation comprises entrance hall, living room, dining room, kitchen, three bedrooms, bathroom.

Double off-road parking to front. Rear South facing garden mainly laid to lawn, garage.

Material Information to note:

- Mains gas, electric, drainage and water connected.
- According to OFCOM checker standard & ultrafast broadband.
- According to OFCOM checker indoor mobile voice & data limited and no O2 data, outdoor mobile voice & data likely.
- According to GOV.UK medium risk of surface flooding.
- Please contact the office for details of covenants.

Council Tax Band: C

EPC Rating: C





Key Features

- Semi detached
- Three bedrooms
- Kitchen
- Living room
- Dining room
- Bathroom
- South facing garden
- Garage

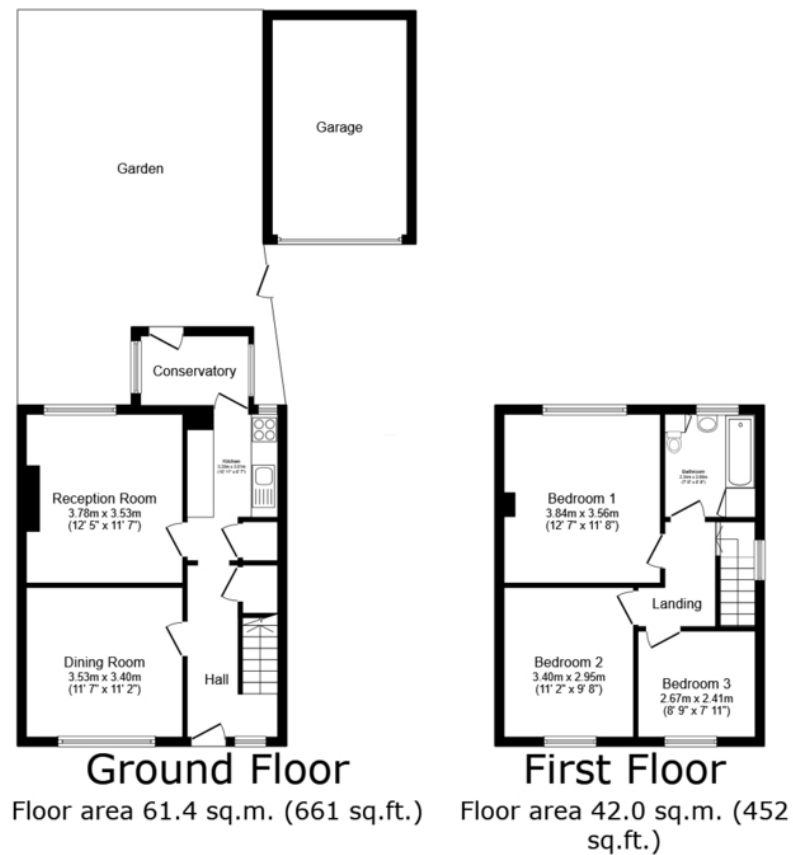
The Location

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 55 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: 103.4 sq.m. (1,113 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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