



Marlborough Avenue, Oxon, OX5 2AP

Guide Price £375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious three bedroom property located within easy reach of local park and Kidlington Village centre.

A well presented three bedroom family home offering flexible accommodation to include entrance hall, open plan kitchen/dining with double glazed French doors opening onto the rear garden. The living rooms benefits from the view over the front garden.

On the first floor there are three good sized bedrooms and a family bathroom.

Gated front garden with path leading to the property. Rear garden benefits from a large decking area with the remainder laid to lawn with mature borders.

A gate at the rear of the garden leads to the garage and driveway parking.

Material information to note:

- All mains services connected
- OFCOM checker indicates that standard to ultrafast broadband is available.
- OFCOM checker indicates that there is limited voice and data with EE ,Vodafone, Three indoor and likely with O2. Outside voice and data is likely with Three, O2, Vodafone and EE.
- GOV UK shows a very low chance of flooding

Council Tax Band: C

EPC Rating: D





Key Features

- Three bedrooms
- Kitchen/dining
- Living room
- Bathroom
- Front & rear gardens
- Garage with driveway parking
- Close to local park
- Within easy reach of Kidlington village centre

The Location

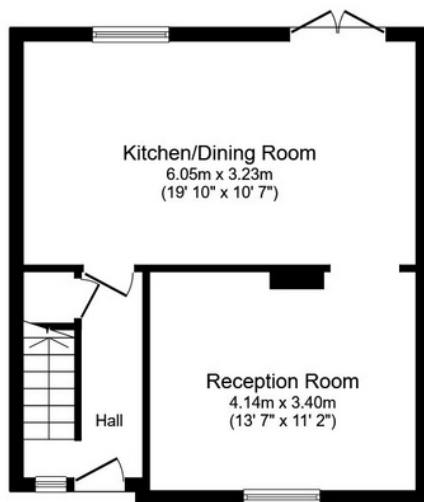
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is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



Thomas Merrifield and their clients give notice that:

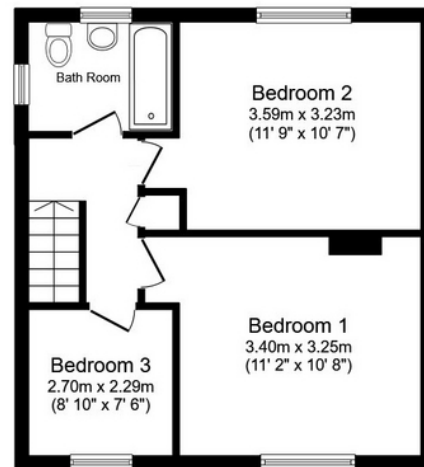
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



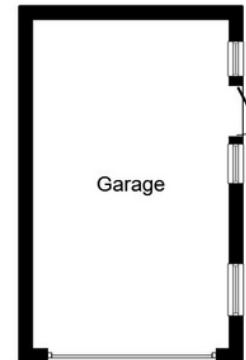
Ground Floor

Floor area 42.2 m² (454 sq.ft.)



First Floor

Floor area 41.0 m² (441 sq.ft.)



Garage

TOTAL: 98.8 m² (1,063 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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