



Exeter Road, Kidlington, OX5 2DY

Guide Price £475,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented and extended three bedroom semi detached home offering spacious and flexible accommodation.

On the ground floor there is a welcoming entrance hall leading to the living room which benefits from a bay fronted window. Family/dining room with French doors leading on to the rear garden. Kitchen and downstairs shower and cloak room.

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

To the front of the property is a garden and ample driveway parking. Garage.

The rear garden is mainly laid to lawn with mature fruit trees.

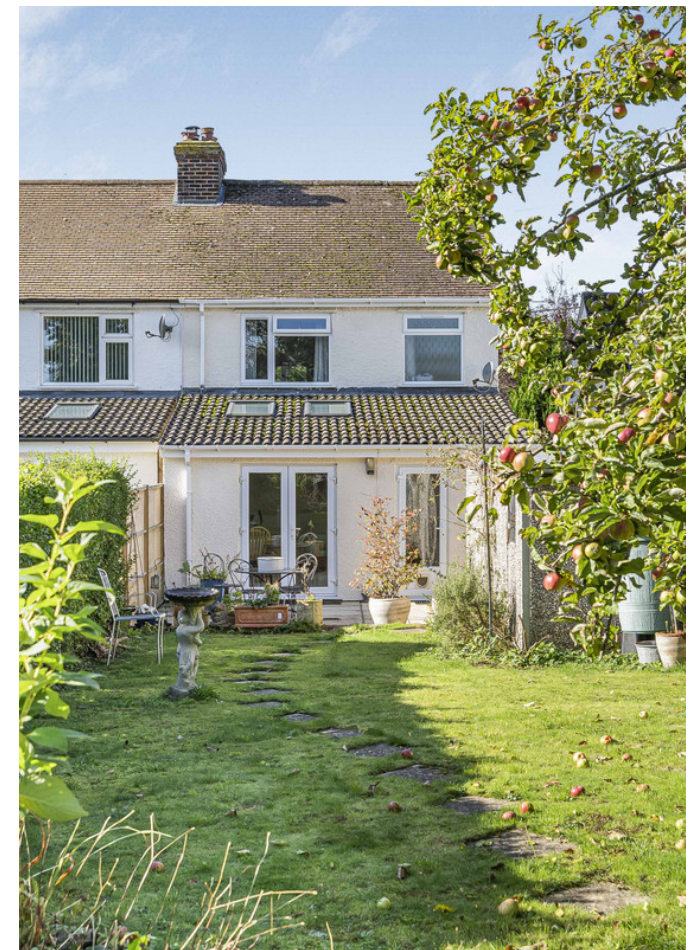
Material information to note:

- 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 O2, EE, Vodafone, Three indoor and outdoor likely. Outside voice and data is likely with Three, O2, Vodafone and EE.

Council Tax Band: D

EPC Rating: D





Key Features

- Three bedrooms
- Extended semi detached
- Close to Village centre
- Living room
- Family/dining room
- Kitchen
- Downstairs shower room & Cloak
- Family bathroom
- Driveway parking
- Good sized rear garden

The Location

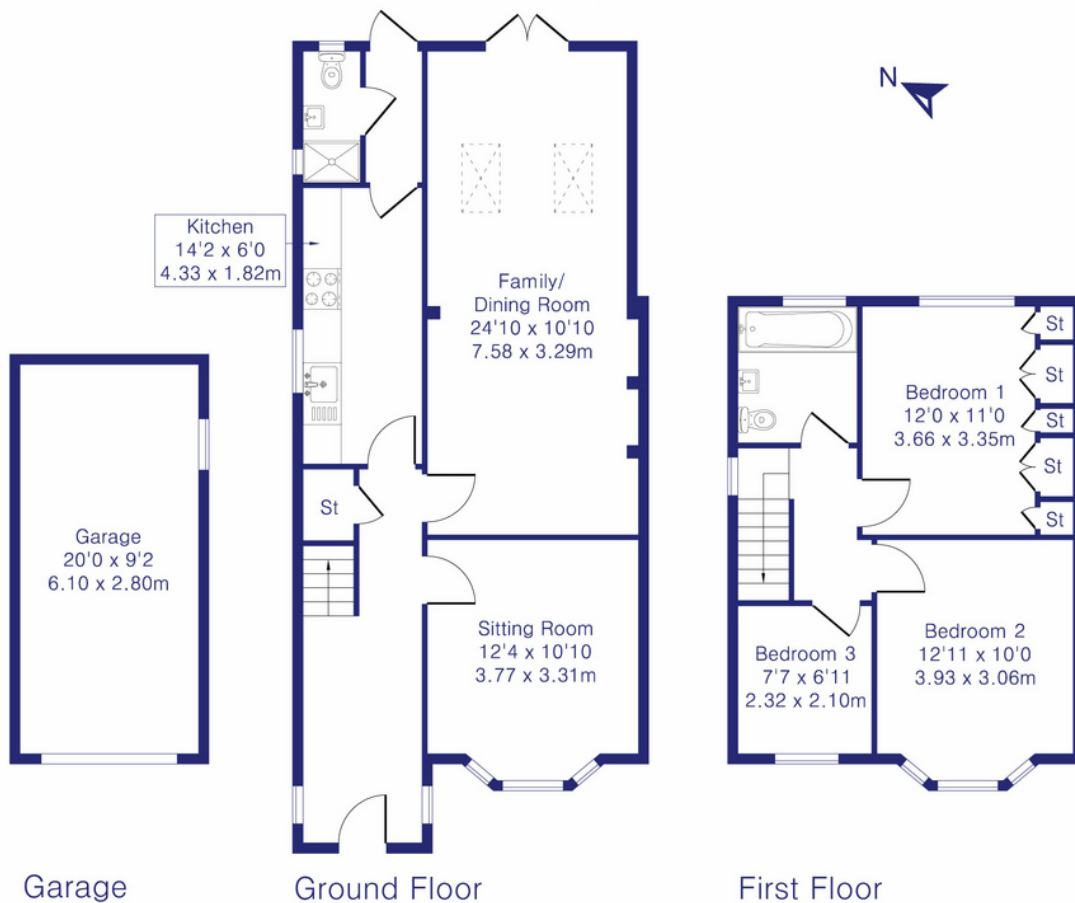
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is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

Approximate Gross Internal Area 1239 sq ft - 115 sq m

Ground Floor Area 651 sq ft – 60 sq m

First Floor Area 404 sq ft – 38 sq m

Garage Area 184 sq ft – 17 sq m



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.

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



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.

