



52 St. Johns Road, Tackley, OX5 3AP  
£330,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Having been in the same family since 1955 we are delighted to offer this good sized 3 bedroom mid terraced family home located in this highly popular village needing improvements and offering scope for re-modeling and extending subject to planning permission. The accommodation comprises entrance hall, lounge/diner, kitchen, utility room, downstairs W.C, 3 good sized bedrooms and bathroom. Outside there is a good sized garden which backs onto a shallow stream and parking to the front for several cars.

Tackley is a highly sought after village with Primary School, Village Pub and Shop.

Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available.
- OFCOM checker indicates in the house there is limited mobile voice and data with EE, Three, and Vodafone with likely voice with O2 but limited data, with likely voice and data with all networks outside.

Council Tax Band: C

EPC Rating: D





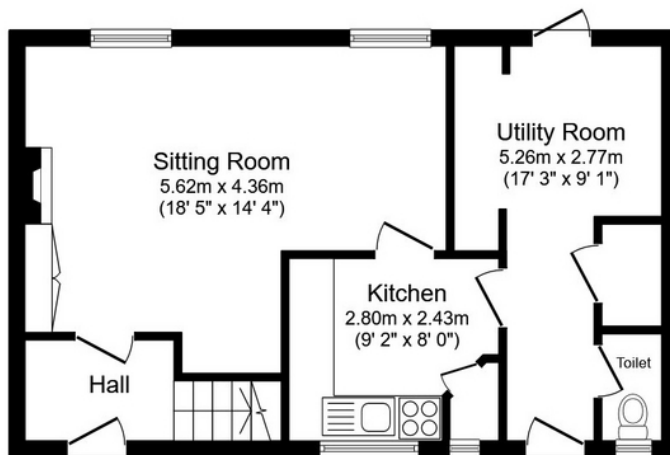


## Key Features

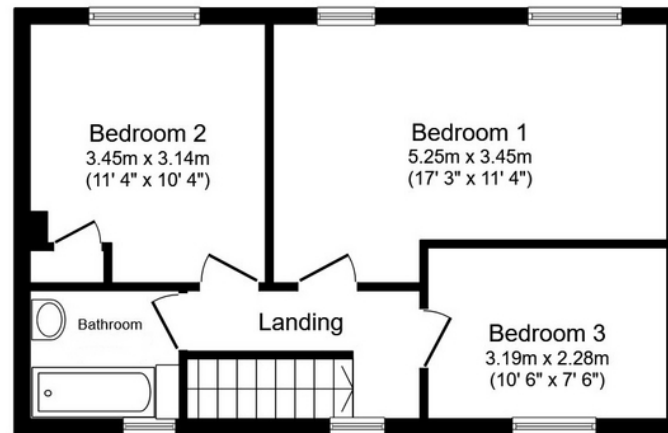
- Mid Terraced House
- 3 Good Sized Bedrooms
- 75' Rear Garden
- Double Width Drive
- Potential to Remodel/Extend
- Highly Sought After Village
- Gas Heating to Radiators
- Close to Primary School
- No Chain
- Viewing Recommended

## The Location

Tackley is a pretty and sought after village set c.9 miles North of Oxford. It offers excellent local facilities including a village green, community shop with post office and tea room, a church, primary school and a village pub which serves food. It also benefits from a railway station running services to London, Banbury and Oxford and the new Oxford Parkway Railway Station now open close by at Water Eaton, Kidlington will benefit local residents even further travelling to London. The M40 (J.9) is within 8 miles, giving access to London and the Midlands and there is a bus service to Banbury and Oxford.



Ground Floor



First Floor

TOTAL: 90 m<sup>2</sup> (968 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](http://www.Propertybox.io)

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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.

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