



3 Broad Close, Kidlington, OX5 1BE

Guide Price £500,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

ATTENTION INVESTMENT BUYERS:

A spacious, extended and beautifully presented 4/5 bedroom semi-detached house offering flexible accommodation, situated in a small cul-de-sac with a 25'6 sitting/dining room, kitchen, cloakroom, study/bedroom 5, master bedroom with en-suite shower room, family bathroom, gas central heating, double glazing, garage with driveway parking garden to front and enclosed rear garden. The property is ideally situated close to bus routes to Oxford and Oxford Parkway and only a short walk to the Oxford Canal offering lovely canal side walks.

The property is currently rented, please call 01865 379880 for more details.

Material information to note:

- All mains services connected
- OFCOM checker indicates that standard to ultrafast broadband is available.
- OFCOM checker indicates that there voice & data outside is likely with 02,EE,Vodafone and Three. Inside Likely with Three, limited with Vodafone & EE, likely voice & limited data with O2.



Council Tax Band: D

EPC Rating: C

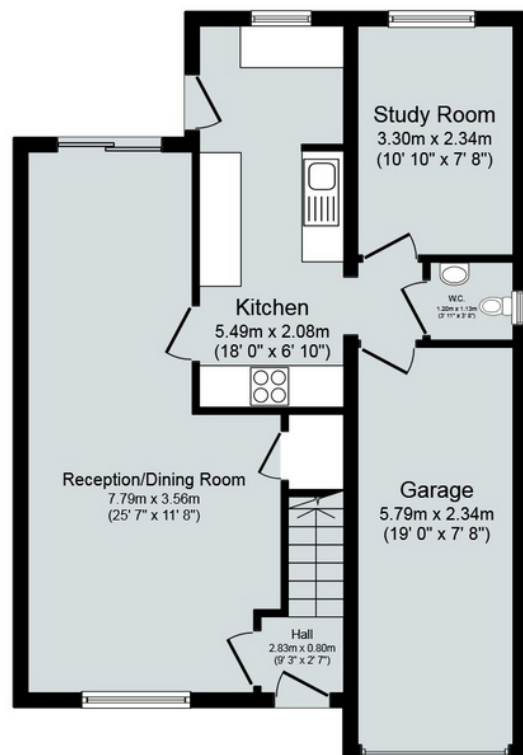


Key Features

- Four bedrooms
- Extended semi detached
- Living/dining room
- Kitchen
- Study
- Cloak room
- En-Suite to Master Bedroom

The Location

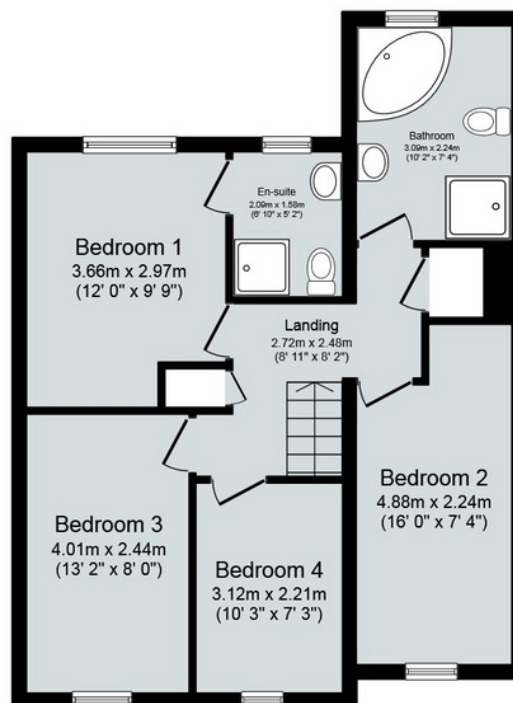
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is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



Ground Floor

Total floor area 128.9 sq. m. (1,388 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



First 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.

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