



23 Maple Avenue, Kidlington, OX5 1HN  
£350,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A 3 bedroom terraced house situated in a popular area of Kidlington with a re-fitted kitchen and bathroom, gas central heating, double glazing, enclosed garden and no chain.

Additional information to note:

- Mains gas, electricity and mains drainage connected.
- OFCOM checker indicates that standard, superfast and ultrafast broadband is available at the property.
- According to OFCOM indoors there is likely voice and data with Vodafone and O2, with limited voice and data with EE and Three. Outdoors voice and data are likely with all networks.
- For information on restrictive covenants please contact the office.

EPC Rating: C

Council Tax Band: C





## Key Features

- 3 Bedrooms
- Re-Fitted Kitchen
- Re-Fitted Bathroom
- Gas Central Heating
- Double Glazing
- Enclosed Garden
- Rear Gate into Garden
- Parking
- No Chain

## 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.

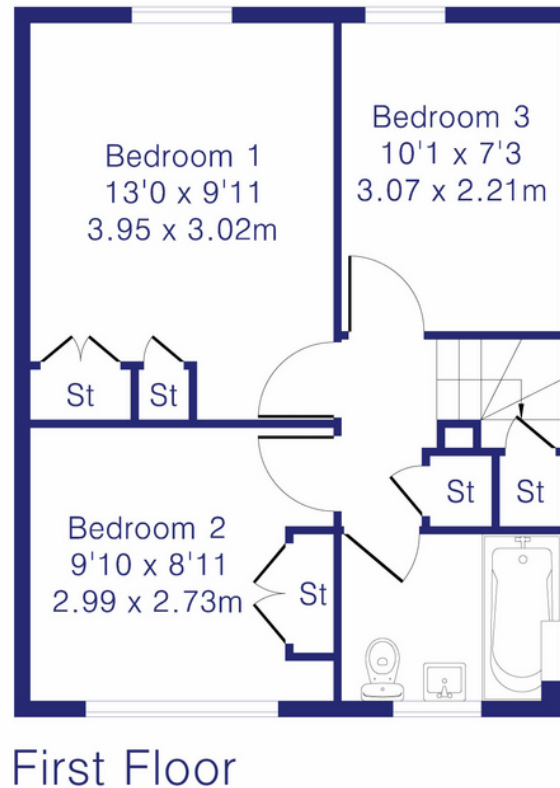
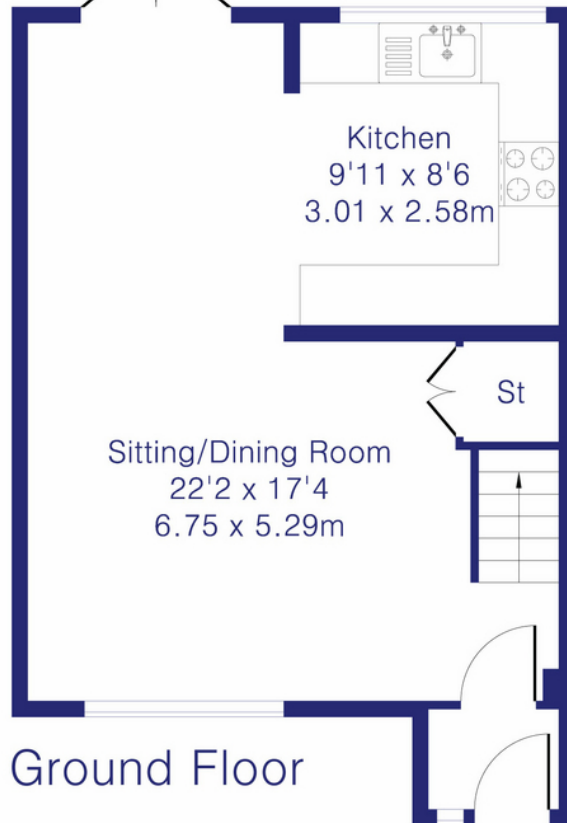




## Approximate Gross Internal Area 783 sq ft - 73 sq m

Ground Floor Area 399 sq ft – 37 sq m

First Floor Area 384 sq ft – 36 sq m



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### Kidlington Office

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