



2 Holly Close, Kidlington, OX5 1EP
Offers In Excess Of £450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extended 3 bedroom link-detached house with further extension potential (STP) situated in a small cul-de-sac position. The property benefits from driveway parking enclosed rear garden and is within walking distance to bus routes to Oxford and Oxford Parkway. No upper chain.

Entrance Hall • Cloakroom • Sitting/Dining Room • Kitchen • Conservatory • 3 Bedrooms • Bathroom • Garage • Driveway •

Additional information to note:

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

EPC Rating: C

Council Tax Band: D





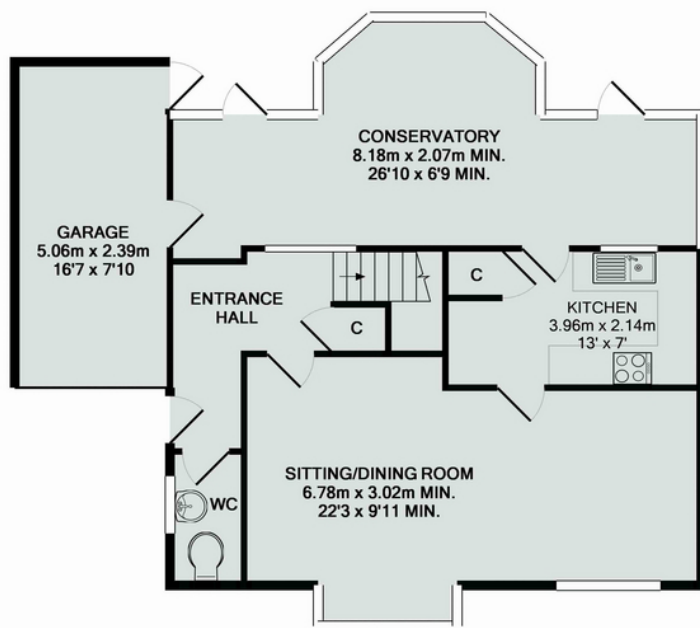
Key Features

- 3 bedroom extended link-detached house within cul-de-sac location
- 22' Sitting/Dining Room
- Cloakroom
- 26' Conservatory
- Gas Central Heating and Double Glazing
- Garage and Driveway Parking
- Enclosed Garden
- Further potential to extend (STP)
- No upper chain

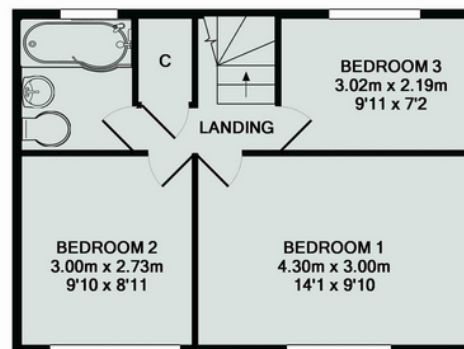
The Location

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.





GROUND FLOOR
APPROX. FLOOR
AREA 77.1 SQ.M.
(830 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 36.3 SQ.M.
(391 SQ.FT.)

TOTAL APPROX. FLOOR AREA 113.4 SQ.M. (1221 SQ.FT.)

These measurements are the maximum & are approximate only, they do not take into account minimum measurements. Drawn by E8 Property Services - www.e8ps.co.uk
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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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