



69 Queens Avenue, Kidlington, OX5 2JJ
£350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A 3 bedroom mid terraced house having been the subject of considerable improvements to now be presented in stunning decor where an internal inspection is strongly recommended. This ideal family home is situated towards the end of a no through road and comprises: Entrance hall, double aspect through lounge/diner, brand new kitchen, 3 bedrooms, brand new bathroom, brand new gas heating system to radiators, re-wired, new internal doors, new plastering and new floorings. Outside there is a generous 100' rear garden with shared pedestrian pathway which leads to the front which has been gravelled.

Additional information to note:

- All mains services are connected.
- Asbestos roof sheeting to garden shed.
- Limited mortgage lenders due to construction (contact agent for further details).
- OFCOM checker indicates that standard to ultrafast broadband is available.
- OFCOM checker indicates mobile voice and data is limited inside the property with likely voice and data outside the property.



EPC Rating: C

Council Tax Band: C



Key Features

- Mid Terraced House
- 3 Bedrooms
- Brand New Kitchen
- Brand New Bathroom
- Brand New Heating System
- Double Glazed
- 100' Rear Garden
- No Through Road
- No Chain
- Viewing Recommended

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 861 sq ft - 80 sq m

Ground Floor Area 393 sq ft – 36 sq m

First Floor Area 415 sq ft – 39 sq m

Outbuilding Area 53 sq ft – 5 sq m



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.



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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

