



31 Nethercote Road, Tackley, OX5 3AW
£450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in the conservation area of Tackley is this pretty stone built mid-terraced cottage providing character features and offering extended ground floor living space but requiring improvement work.

The cottage comprises entrance hall, lounge, dining room, family room, kitchen, 3 bedroom and family bathroom. Outside there is a large rear garden with various shrubs and bushes.

Tackley is a highly sought after village with its own train station, pub and village store.

Additional information to note:

- Mains electric, water and drainage are connected.
- The property is located in a conservation area.
- On road parking is available.
- OFCOM checker confirms that standard to ultrafast broadband is available.
- OFCOM checker indicates that there would be limited mobile voice and data inside the property with likely mobile voice and data outside.



EPC Rating: F

Council Tax Band: E



Key Features

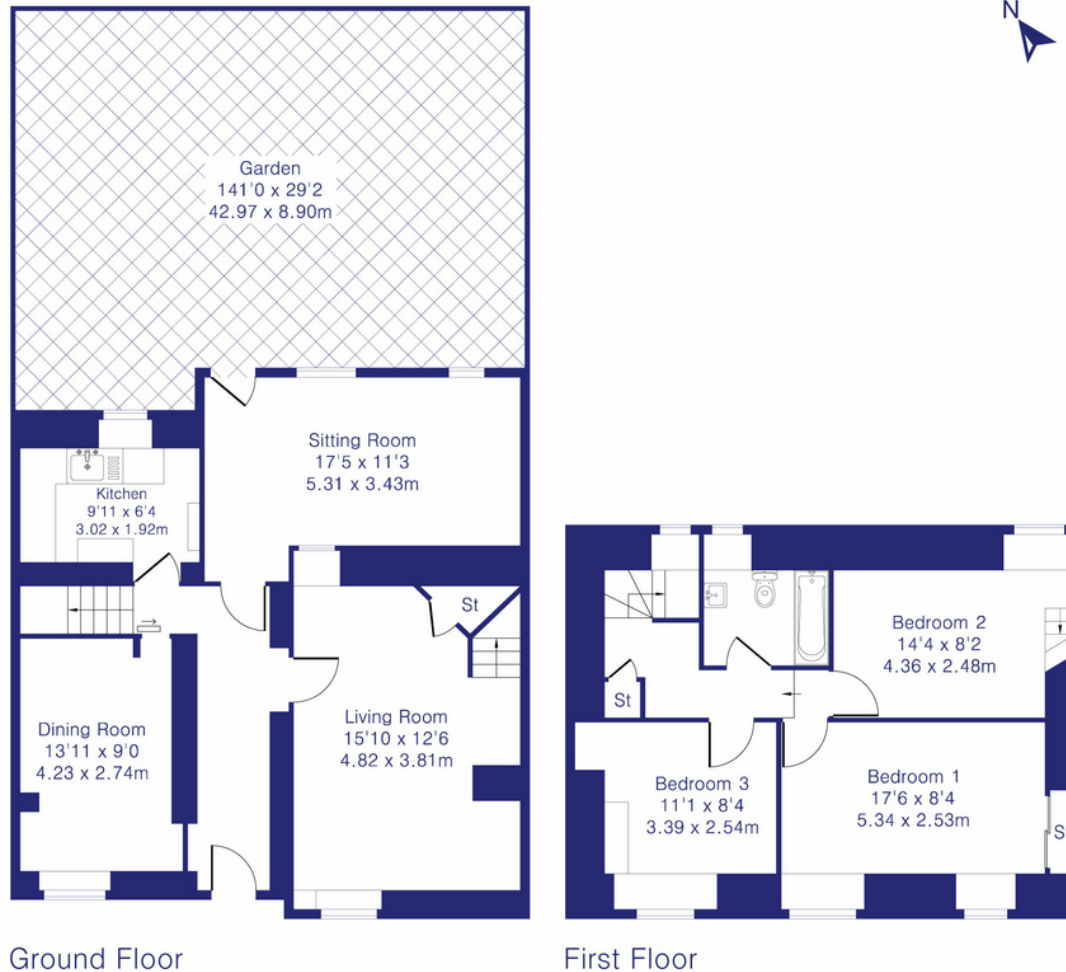
- Character Cottage
- Mid Terraced
- 3 Bedrooms
- 3 Reception Rooms
- Electric Heating
- Large Rear Garden
- Highly Sought After Village
- Conservation Area
- No Chain
- Requires Improvement Works

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, 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.



Approximate Gross Internal Area 1340 sq ft – 125 sq m
 Ground Floor Area 770 sq ft – 72 sq m
 First Floor Area 570 sq ft – 53 sq m



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