



16 Springfield Road, Kidlington, OX5 2JE

£425,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

An extended bay window 3 bedroom semi-detached family home offering deceptive accommodation set in this popular location of Kidlington. The property comprises of entrance porch, entrance hall, lounge with fireplace and electric fire, 'L' shaped kitchen/diner with built in appliances, utility room and downstairs shower room.

Upstairs there are 3 bedrooms and a modern fitted bathroom. The property is complimented by gas heating to radiators and double glazing.

Outside there is approximately 75' southerly facing rear garden with gravelled and concreted driveway to the front leading to a single garage with wooden swing doors.

Additional information to note:

- All mains services are connected.
  - Artexed ceilings to kitchen/diner and entrance porch which may or may not contain asbestos.
  - OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates that there is limited mobile voice and data inside the property with likely mobile voice and data outside the property.
- For information on restrictive covenants please contact the office.

EPC Rating: D

Council Tax Band: C







## Key Features

- Bay Window Semi-Detached
- Extended Accommodation
- 3 Bedrooms
- 'L' Shaped Kitchen/Diner
- Shower Room and Bathroom
- 75' Rear Garden
- Garage and Driveway
- Popular Location
- No Chain
- Viewing Recommended

## The Location

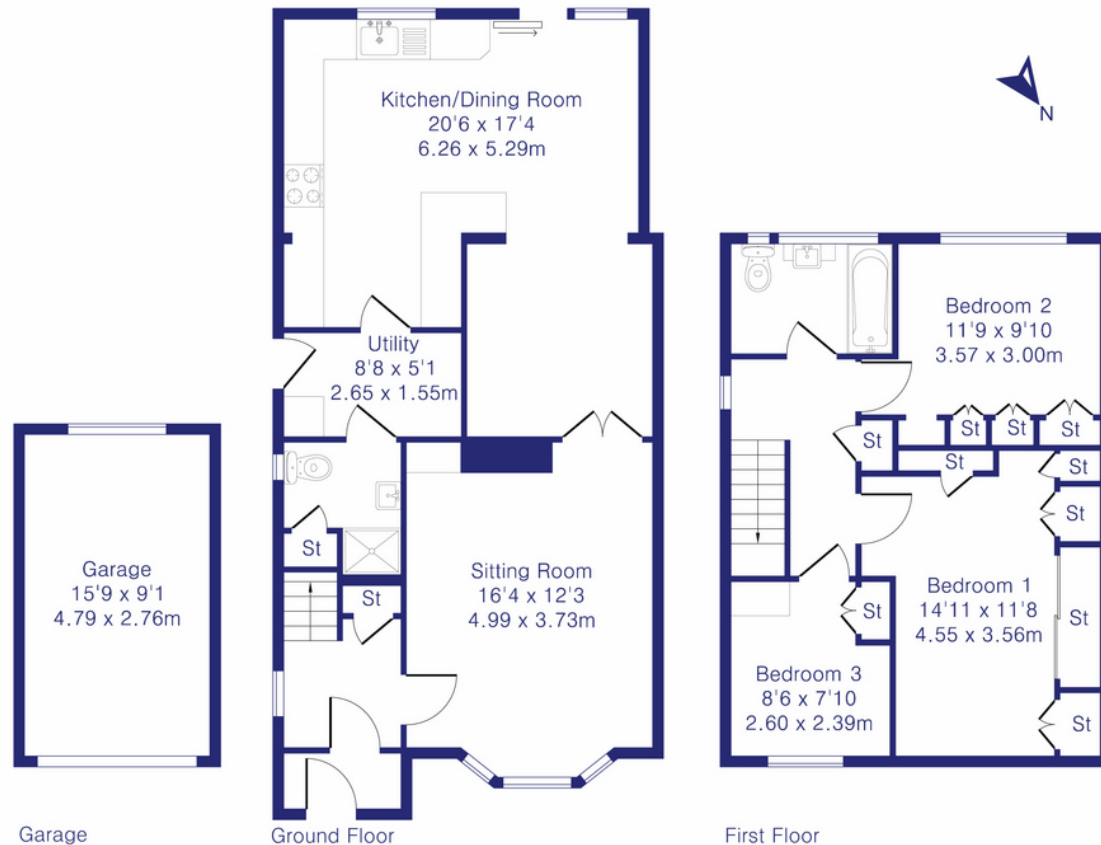
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is 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 1254 sq ft - 116 sq m

Ground Floor Area 660 sq ft – 61 sq m

First Floor Area 452 sq ft – 42 sq m

Garage Area 142 sq ft – 13 sq m



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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.

### Kidlington Office

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