



57 The Phelps, Kidlington, OX5 1SU
Offers In The Region Of £275,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated within this popular location a two bedroom semi detached property being sold with no onward chain. Accommodation comprises entrance porch, living room, kitchen/dining room, two bedrooms and bathroom. Gardens to front and rear with gated rear access. Allocated parking space. The property is located within easy reach of Kidlington village centre and bus stops.

Material information to note:

- All mains services connected
- OFCOM checker indicates that standard, superfast and ultrafast broadband is available.
- OFCOM checker indicates that indoors there is limited voice and data with EE, Three & Vodafone, likely voice & limited data with O2. Outdoors there is likely voice and data with all networks.
- Artex is present and if pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed.
- Please contact the office for details of restrictive covenants.

Council Tax Band: C

EPC Rating: C





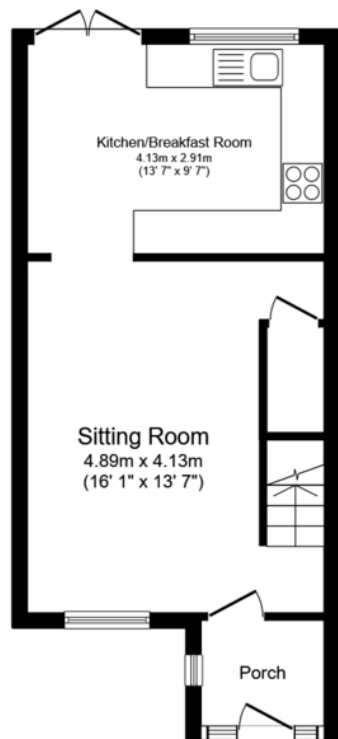
Key Features

- Semi detached
- Two bedrooms
- Living room
- Kitchen/dining room
- Bathroom
- Gardens
- Allocated parking
- No onward chain

The Location

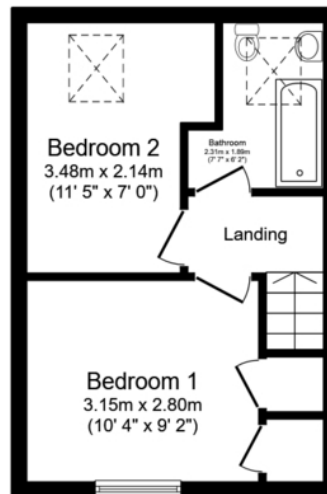
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is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

Floor area 35.3 sq.m. (380 sq.ft.)



First Floor

Floor area 26.3 sq.m. (284 sq.ft.)

Total floor area: 61.7 sq.m. (664 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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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