



6 Lane Close, KIDLINGTON, OX5 1BA

£350,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

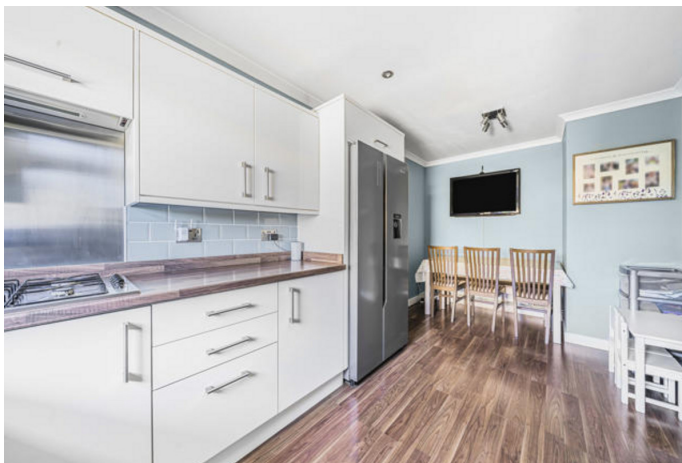
A deceptively spacious 3 bedroom mid terraced house with good storage space making an ideal first time/family home. The property has been subject to improvements by the current owners and is presented in excellent decor.

The accommodation comprises: Entrance porch, entrance hall, modern cloakroom, modern kitchen/diner, living room with conservatory. Upstairs there are 3 bedrooms and a modern bathroom. The property is complimented gas heating to radiators and double glazing.

Outside to the rear there is a manageable size garden which backs onto the Oxford Canal. To the front there is a gravelled area with pathway to the front door. There is 1 parking space in a residents car park.

Additional information to note:

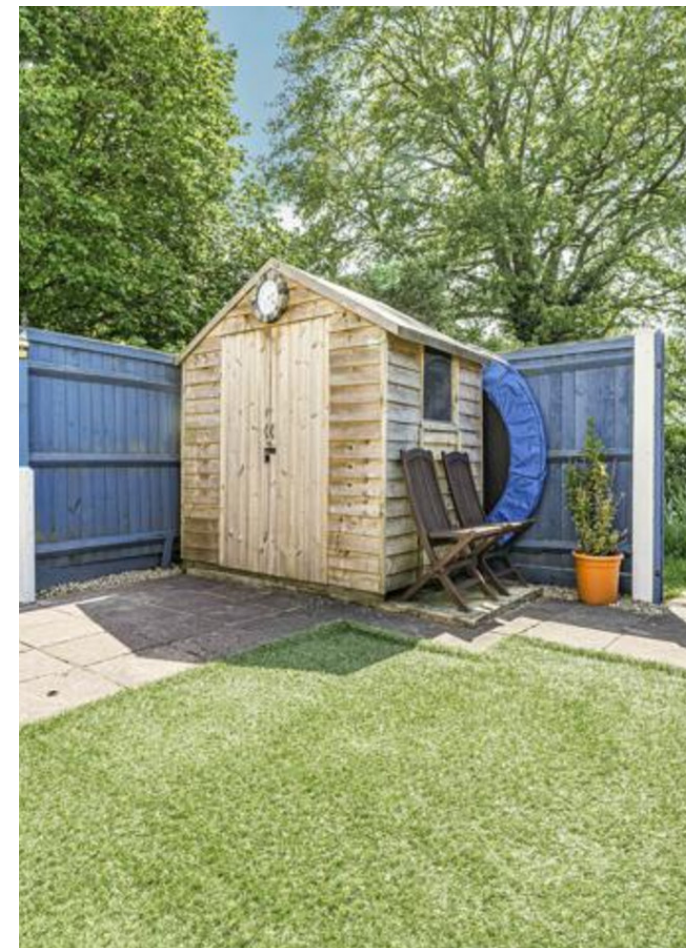
- All mains services are connected
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates either limited or none mobile voice and data inside the property, with likely voice and data outside the property.
- For information on restrictive covenants please contact the office.



EPC Rating: TBC

Council Tax Band: C





## Key Features

- Ideal Family Home
- Deceptively Spacious
- 3 Bedrooms
- Modern Kitchen
- Modern Bathroom
- Gas Heating to Radiators
- Conservatory
- Cul-De-Sac Location
- Backing onto Canal
- Viewing Strongly Recommended

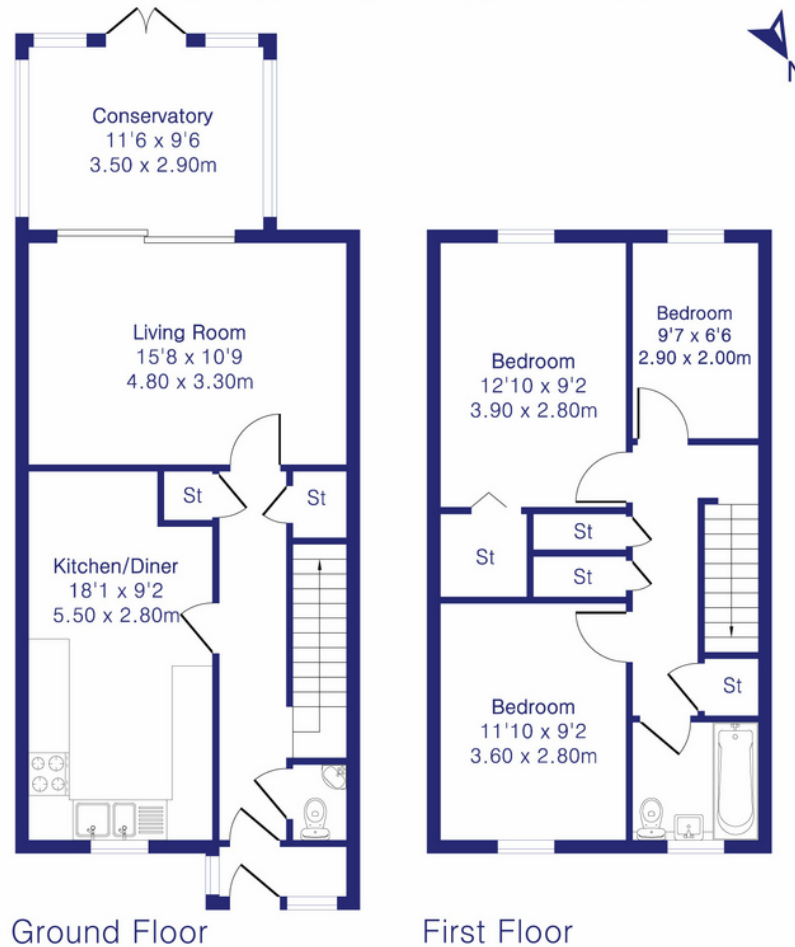
## The Location

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 1032 sq ft - 96 sq m

Ground Floor Area 580 sq ft – 54 sq m

First Floor Area 452 sq ft – 42 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.



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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

1B The Hampden Building, High Street  
Kidlington, Oxfordshire, OX5 2DH

T 01865 379 880

E [kidlington@thomasmerrifield.co.uk](mailto:kidlington@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

