



118 Banbury Road, Kidlington, OX5 2BX

Offers In Excess Of £375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented three bedroom semi detached property being sold with no onward chain.

Accommodation comprises entrance hall, living room, dining room, kitchen, three bedrooms and family bathroom.

Gardens to front and rear, outbuilding to provide storage, gated rear access leading to off street parking.

The property is ideally located for access to Kidlington Village centre and bus stops.

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 there is limited voice & data inside with EE & Three, none with O2 & limited voice and no data with Vodafone. Likely voice and data with all networks outside.

EPC:

Council Tax: C





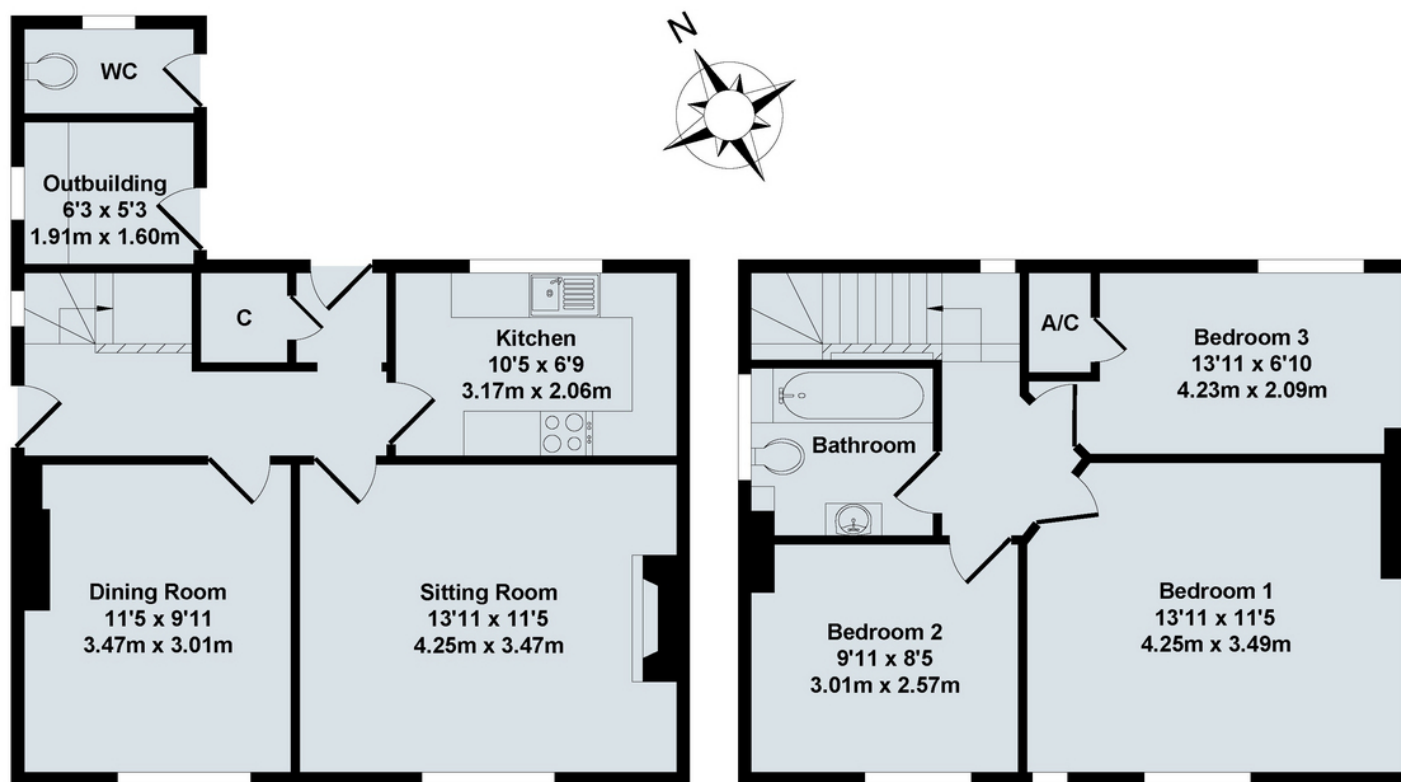
Key Features

- Semi detached
- Three bedrooms
- Kitchen
- Dining room
- Living room
- Bathroom
- Gardens
- 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

First Floor

Total Approx. Floor Area 948 Sq.Ft. (88.10 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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.

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