



48 Chamberlain Place, Kidlington, OX5 1SQ

Guide Price £375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A good sized three bedroom semi detached home with garage being sold with no onward chain.

Accommodation comprises entrance hall, open plan living/dining room, kitchen, three bedrooms and a bathroom.

Gardens to front and rear. Garage with driveway parking.

No onward chain.

The property is ideally located for easy access to local bus stops and Kidlington village centre.

•• PHOTOS TAKEN BEFORE THE PROPERTY WAS LET ••

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 indoors there is limited voice & data with Three, O2, Vodafone, limited voice and no data with EE. Outdoors voice and data are likely with Three, O2, Vodafone and EE.
- For information on restrictive covenants please contact the office.

EPC Rating: C

Council Tax Band: C



Key Features

- Semi detached
- Three bedrooms
- Open plan living/dining
- Kitchen
- Bathroom
- Front and rear gardens
- Garage with driveway 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.



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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