



23 Broad Close, Kidlington, OX5 1BE

Guide Price £425,000 Freehold

THOMAS
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SALES LETTINGS



The Property

Situated within this popular close a well presented and extended three bedroom semi detached home with garage. On the ground floor the accommodation comprises entrance hall, open plan living/dining room and kitchen.

On the first floor there are three bedrooms and a re-fitted bathroom.

Front and rear gardens, garage with driveway parking.

The property is within easy reach of local bus stops and local parks.

Additional information to note:

- Mains water, electric & gas connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates either limited or likely mobile voice and data inside the property, with likely voice and data outside the property.
- Please contact office regarding covenants

EPC Rating: C

Council Tax Band: D





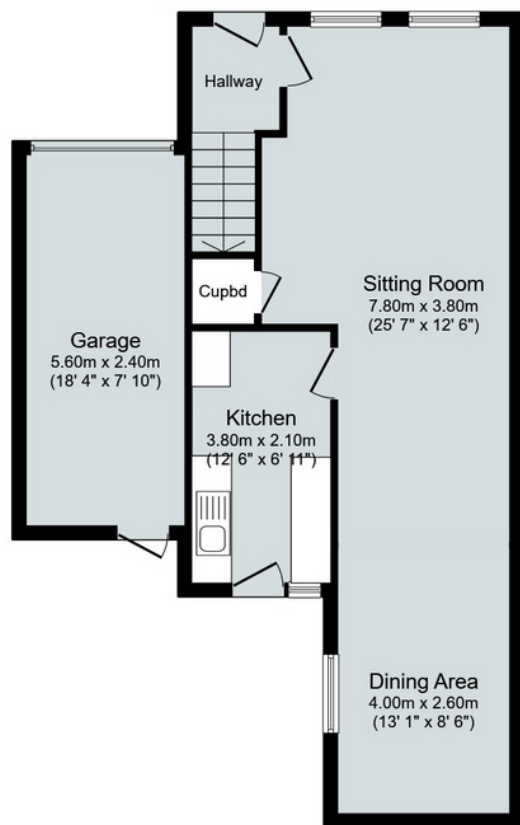
Key Features

- Three bedrooms
- Semi detached
- Extended
- Living/dining room
- Kitchen
- Bathroom
- Garage
- Front and rear gardens
- Driveway parking

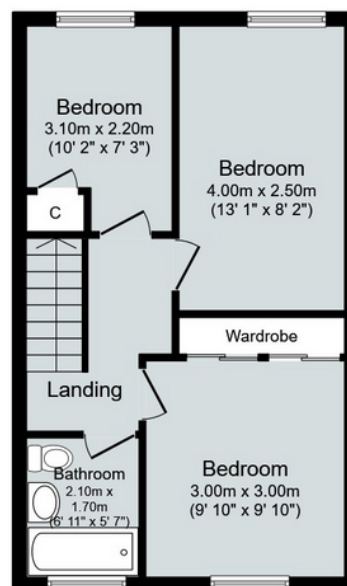
The Location

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 floor area 89.3 sq.m. (961 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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