



29 Wilsdon Way, Kidlington, OX5 1TN

Guide Price £250,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Benefitting from a good sized garden and conservatory a lovely one bedroom home with parking being sold with no onward chain.

Accommodation comprises living room, kitchen, conservatory, new roof within the last 2 years with doors opening on to the garden offering a good degree of privacy.

On the first floor there is a bathroom and double bedroom with built in wardrobes and airing cupboard with hot water tank.

2 allocated parking spaces to the front.

The property is ideally located for access to bus stops and within 1 mile of Kidlington centre.

No onward chain.

Material information to note:

- Mains electricity and water are connected to this property.

Gas to property.

- According to OFCOM checker standard, superfast and ultrafast broadband is available at this property.

- According to OFCOM checker outdoor voice and data is likely with EE, Three, O2, Vodafone.

- According to OFCOM checker indoor voice is limited with Vodafone & EE, Three & O2. Limited Data with Three & Vodafone and none with O2 & EE.

- For information on restrictive covenants please contact the office.

- Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have noted the presence Artex, but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.



Key Features

- One bedroom
- Living room
- Kitchen
- Conservatory
- Bathroom
- Allocated parking
- Garden
- No onward chain
- Council Tax Band: B EPC Rating: E

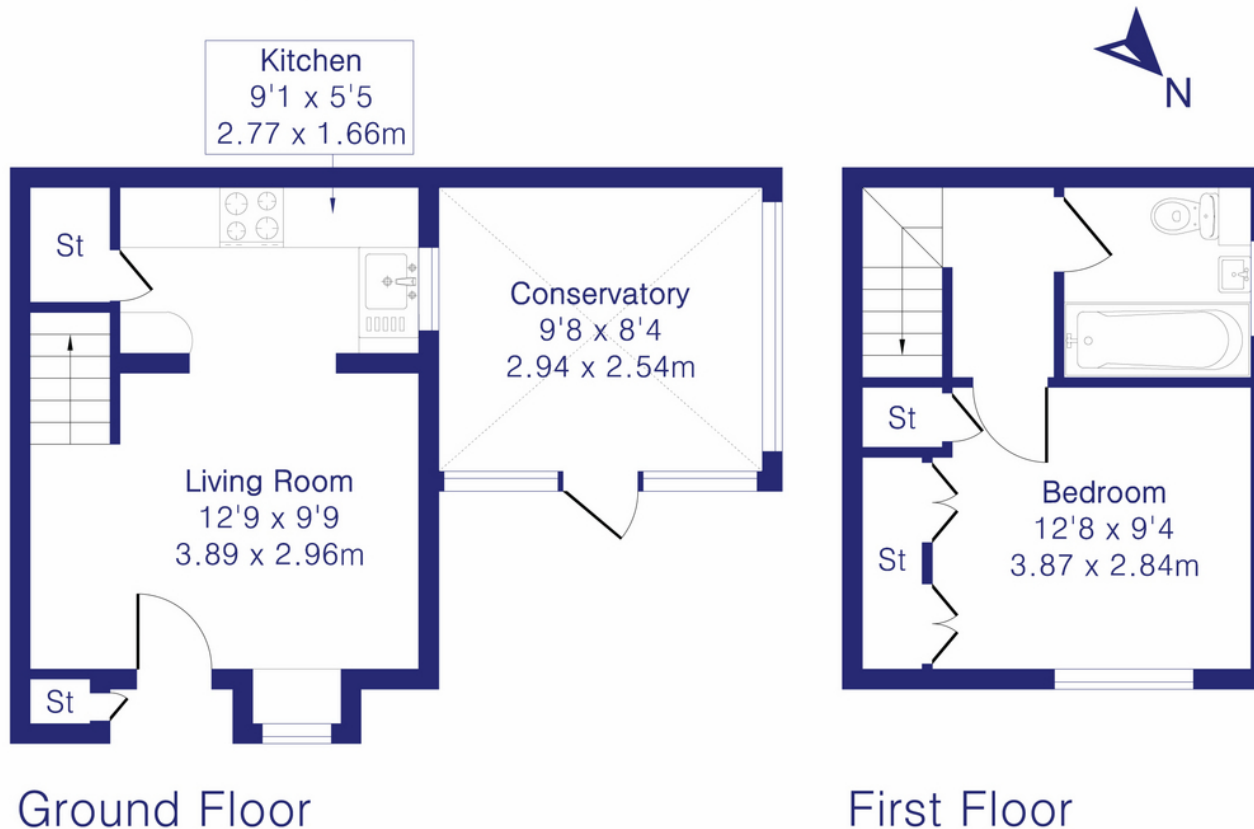
The Location

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 and the Oxford Canal are within easy walking distance of the property.

Approximate Gross Internal Area 501 sq ft - 47 sq m

Ground Floor Area 299 sq ft – 28 sq m

First Floor Area 202 sq ft – 19 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



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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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