



9 Foxdown Close, Kidlington, OX5 2YE

Guide Price £400,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

3 bedroom end of terraced property situated approx. 1/2 mile from the main centre with hallway, cloakroom, sitting room/dining room, refitted kitchen, 3 bedrooms, bathroom, gas central heating, double glazing, garage, enclosed garden with no onward chain.

NB: Photos taken before current tenants.

Additional information to note:

- Mains gas, electric and water connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker confirms mobile signal and data is variable in-home with Vodafone, O2, Three and EE. Outdoors mobile data and signal is good with Vodafone, O2, Three and EE.
- 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.
- Please contact the office for details of covenants.



EPC Rating: C

Council Tax Band: E





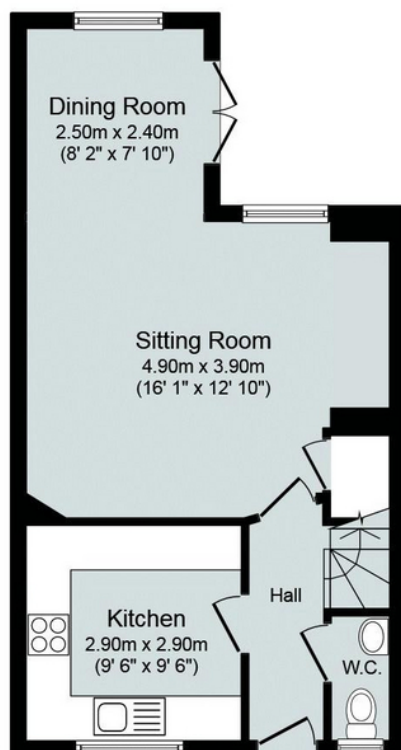
## Key Features

- 3 Bedroom End of Terraced House
- Sitting/Dining Room
- Cloakroom
- Re-Fitted Kitchen
- Re-Fitted Bathroom
- Enclosed Garden
- Garage
- Gas Radiator Central Heating
- Double Glazing
- No Chain

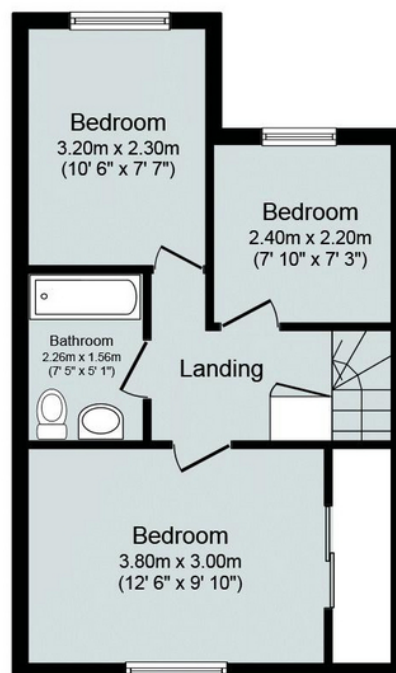
## The Location

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 floor area 76.5 sq. m. (823 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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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