



101 South Avenue, Kidlington, OX5 1DQ

£350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A three bedroom semi detached property situated in the popular Garden City location of Kidlington being sold with no onward chain.

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

Gardens to the front and rear of the property and garage.

No onward chain.

Material information to note:

- Mains gas, electric, drainage and water connected.
- According to OFCOM checker standard, superfast & ultrafast broadband.
- According to OFCOM checker indoor mobile coverage with Vodafone, O2 and Three is good(outdoor only) EE variable indoor Good outdoor.

Council Tax Band: C

EPC Rating: C





Key Features

- Semi detached
- Three bedrooms
- Living/dining room
- Kitchen
- Bathroom
- Front & Rear gardens
- Garage
- No chain

The Location

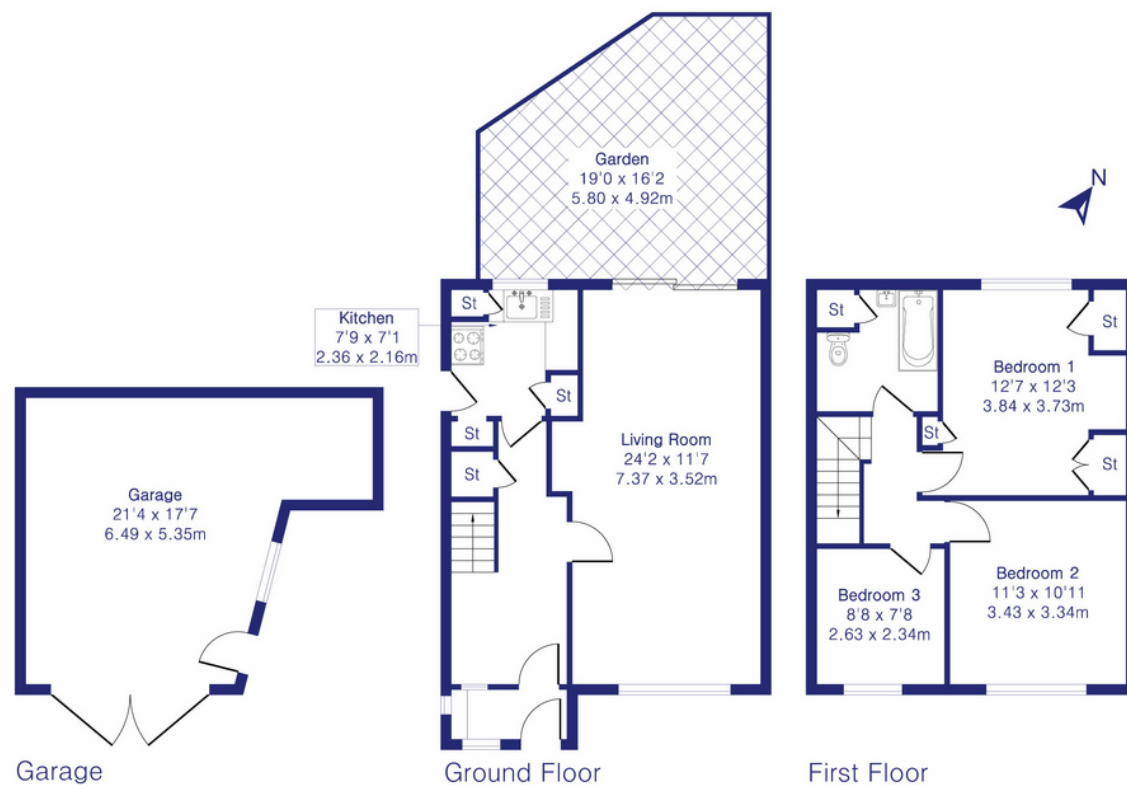
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is 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 55 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.

**Approximate Gross Internal Area 941 sq ft - 88 sq m
(Excluding Garage)**

Ground Floor Area 482 sq ft – 45 sq m

First Floor Area 459 sq ft – 43 sq m

Garage Area 294 sq ft – 27 sq m



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.

Kidlington Office

1B The Hampden Building, High Street
Kidlington, Oxfordshire, OX5 2DH

T 01865 379 880

E kidlington@thomasmerrifield.co.uk

W thomasmerrifield.co.uk



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.

