



80 Rousham Road, Tackley, OX5 3AN

Offers In Excess Of £375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated on the edge of the popular village of Tackley and good sized semi detached home with a generous garden. A well presented three bedroom home with an outbuilding offering spacious and flexible accommodation.

On the ground floor there is a cloak room, living room with a wood burner stove which leads on to the dining room. A refitted kitchen with door leading to the garden.

On the first floor there are three bedrooms and bathroom. Outbuilding offering two additional spaces.

A generous rear garden enjoying lovely views and a patio are which is ideal for enjoying the evenings.

Additional information to note:

- Electric, gas, water and drainage are connected to the house.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates Vodafone, EE, Three & O2 coverage is good indoor and out.
- 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.

EPC Rating: D

Council Tax Band: C



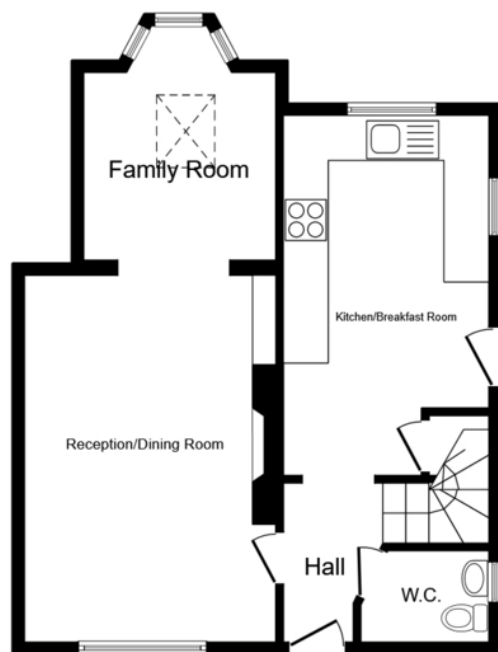


Key Features

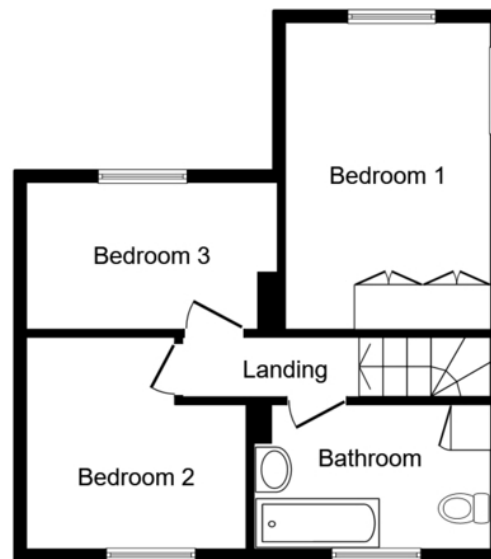
- Village location
- Semi detached
- Three bedrooms
- Living room
- Dining room
- Kitchen
- Cloak room
- Bathroom
- Outbuilding providing 2 additional spaces
- Garden

The Location

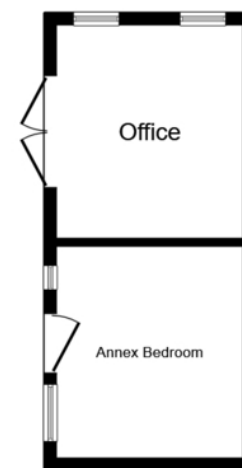
Tackley is a pretty and sought after village set c.9 miles North of Oxford. It offers excellent local facilities including a village green, community shop with post office, a church, primary school and a village pub which serves food. It also benefits from a railway station running services to London, Banbury and Oxford and the new Oxford Parkway Railway Station now open close by at Water Eaton, Kidlington will benefit local residents even further travelling to London. The M40 (J.9) is within 8 miles, giving access to London and the Midlands and there is a regular bus service to Banbury and Oxford.



Ground Floor



First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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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