



54 South Avenue, Kidlington, OX5 1DQ

Offers In Excess Of £425,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Situated in the popular garden city location in Kidlington, a well presented three bedroom semi detached home.

Accommodation comprises entrance hall, cloak room, kitchen, living/dining room and conservatory with French doors opening on to the rear garden. On the first floor there are three bedrooms and a bathroom with separate shower cubicle.

Material Information to note:

- Mains gas, electric, drainage and water connected.
- According to OFCOM checker standard to ultrafast broadband is available.
- OFCOM checker indicates good coverage outdoor with O2, Three & Vodafone, good outdoor and variable indoor with 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.
- For information on restrictive covenants please contact the office.



Council Tax Band: C

EPC Rating: D



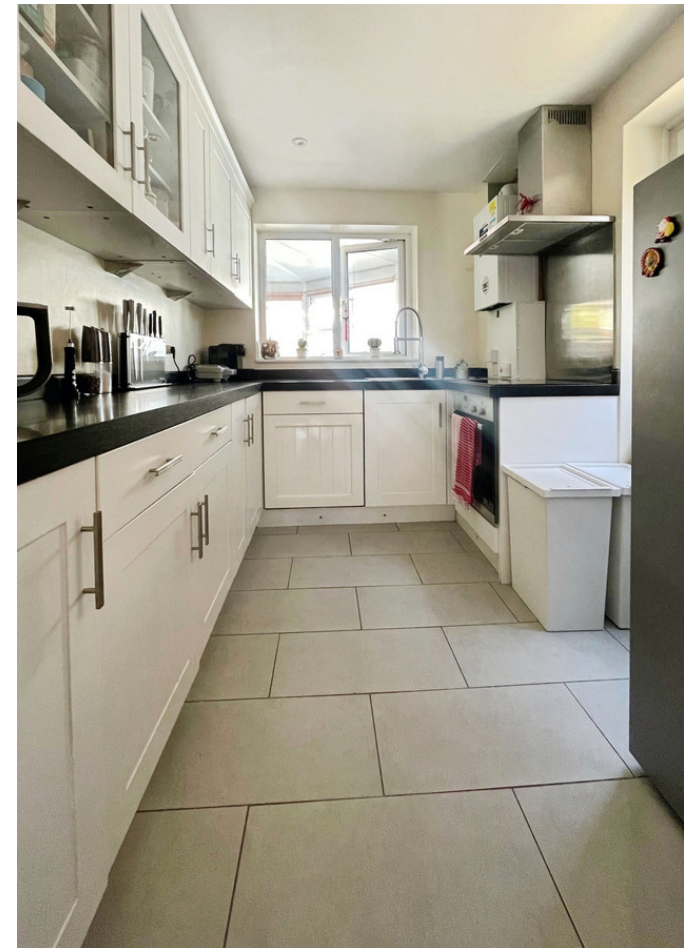


## Key Features

- Semi detached
- Three bedrooms
- Cloak room
- Living/dining room
- Conservatory
- Kitchen
- Bathroom
- Gardens
- Garage
- Driveway parking

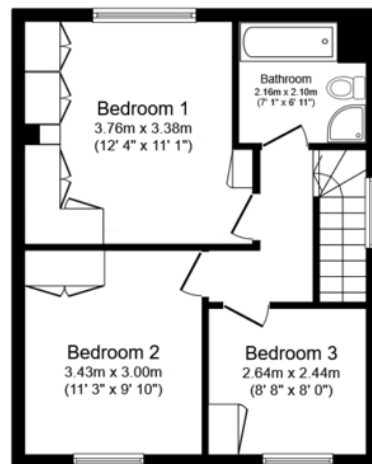
## The Location

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.

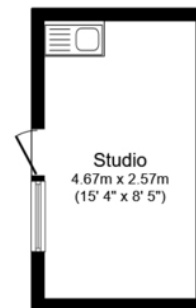




**Ground Floor**  
Floor area 57.8 sq.m. (622 sq.ft.)



**First Floor**  
Floor area 42.2 sq.m. (454 sq.ft.)



**Outbuilding**  
Floor area 12.1 sq.m.  
(130 sq.ft.)

**Total floor area: 112.0 sq.m. (1,205 sq.ft.)**

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](http://www.Propertybox.io)

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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**

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