



62 Queens Avenue, Kidlington, OX5 2JJ

Guide Price £325,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A three bedroom home with a good sized rear garden being sold with no onward chain.

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

Driveway parking and garden to front. Gated access to the rear garden. Regard garden, patio area with remainder laid to lawn with out buildings.

No onward chain.

Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available.
- OFCOM checker indicates mobile coverage is good outdoors with EE, O2 & Vodafone, good outdoor and in home with Three.
- 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.
- Property flooded in 1998

EPC Rating: C

Council Tax Band: C







## Key Features

- Three bedrooms
- Living/dining room
- Kitchen
- Bathroom & Separate Toilet
- Gardens
- Outbuilding
- Driveway parking
- No onward 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.

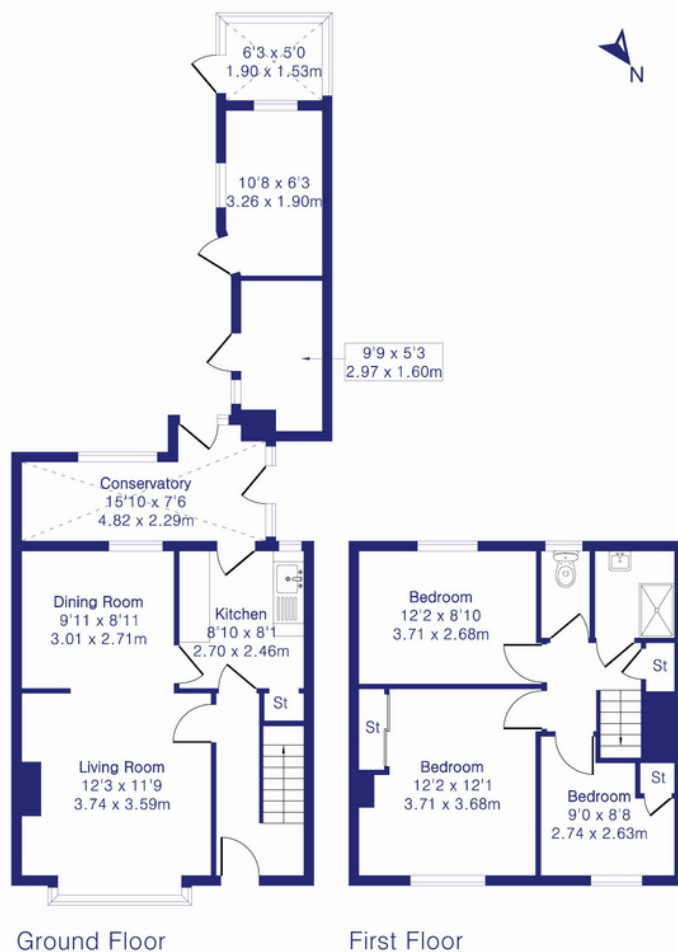




**Approximate Gross Internal Area 1081 sq ft - 101 sq m**

Ground Floor Area 652 sq ft – 61 sq m

First Floor Area 429 sq ft – 40 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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