



9 St Nicholas Road, Tackley, OX5 3BH

Guide Price £465,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A three bedroom detached bungalow located in the popular village of Tackley being sold with no onward chain. Accommodation comprises entrance hall, living room, kitchen, three bedrooms and a shower room. Garden to front with gated side access, driveway parking leading to a garage. Rear garden with patio area with remainder laid to lawn. Additional garden beyond rear fence. No onward chain.

Additional information to note:

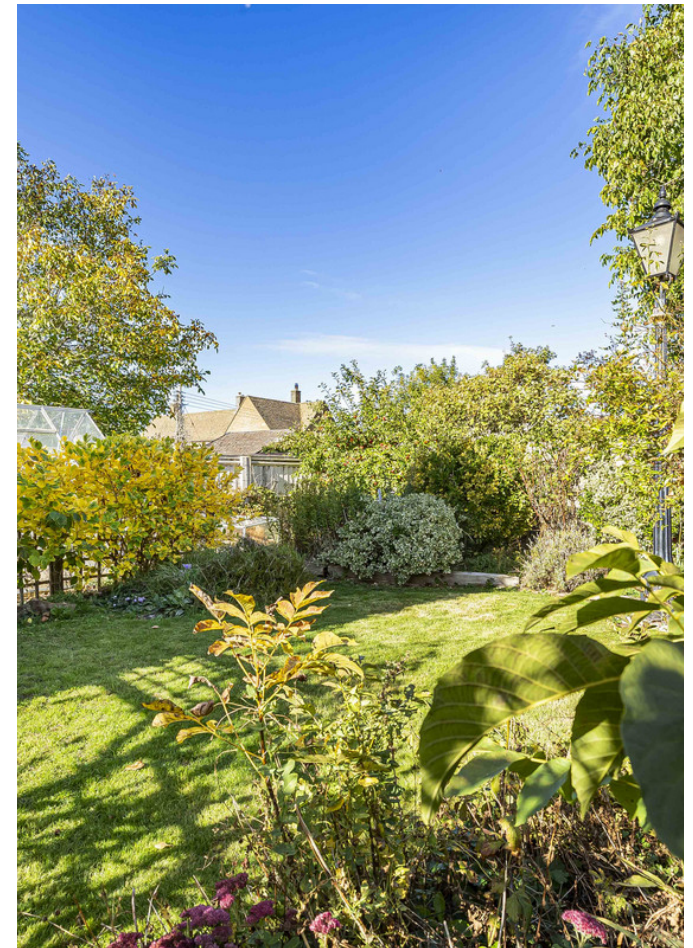
- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available.
- OFCOM checker indicates there is good coverage outdoor and variable in home with O2,EE,Vodafone and Three.
- Properties built pre-2000 may contain asbestos in certain materials used in their 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.
- For information on restrictive covenants please contact the office.



Council Tax Band: D

EPC Rating: C





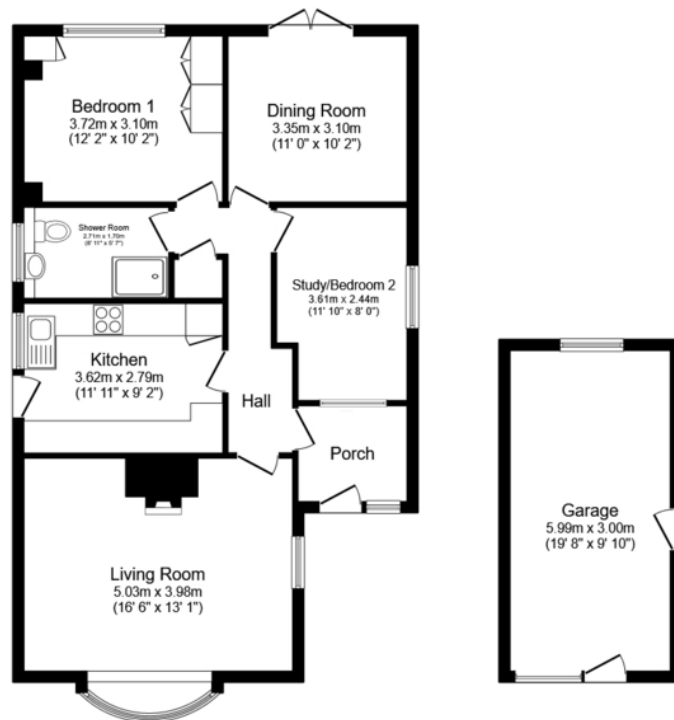
## Key Features

- Village location
- Detached Bungalow
- Three bedrooms
- Living room
- Kitchen
- Shower room
- Gardens
- Garage with driveway parking
- No onward chain

## 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 and tea room, 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 bus service to Banbury and Oxford.





### Floor Plan

Floor area 79.8 sq.m. (859 sq.ft.)

### Garage

Floor area 18.0 sq.m.  
(194 sq.ft.)

**Total floor area: 97.8 sq.m. (1,053 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)

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](mailto:kidlington@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

THOMAS  
MERRIFIELD

SALES LETTINGS