



7 Partridge Place, Kidlington, OX5 1SL

Guide Price £315,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An updated and beautifully presented two bedroom home with garden and allocated parking. The property is being sold with no onward chain.

Accommodation comprises entrance hall, living/dining room, refitted kitchen with door opening on to the rear garden.

On the first floor there are two double bedrooms with built-in wardrobes and a refitted bathroom.

Gardens to the front and the rear of the property with gated rear access.

Allocated parking space.

The property is being sold with no onward chain.

Material information to note:

- Mains Electric and water services connected
- OFCOM checker indicates that standard to ultrafast broadband is available.
- OFCOM checker indicates that there is good coverage outdoors with EE, Three and O2, variable outdoor with Vodafone.
- 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

- 2 Bedrooms with built-in wardrobes
- Living/dining room
- Refitted kitchen
- Refitted bathroom
- Front and rear gardens
- Allocated parking
- Close to local bus stops
- No onward chain

The Location

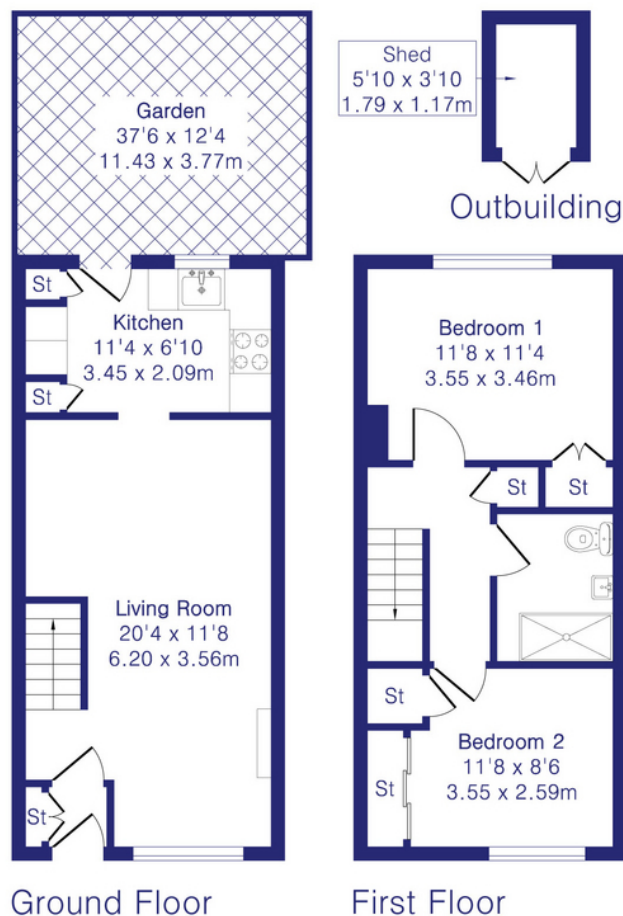
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is 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 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 642 sq ft - 60 sq m
(Excluding Outbuilding)**

Ground Floor Area 321 sq ft – 30 sq m

First Floor Area 321 sq ft – 30 sq m

Outbuilding Area 23 sq ft – 2 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

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