



4 Broad Close, Kidlington, OX5 1BE
£375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Located in a popular and sought after cul-de-sac position is this 3 bedroom semi-detached house offering ideal accommodation for the growing family and offered with no chain. The property comprises double glazed entrance porch, entrance hall, lounge/diner with ornate fire place and wooden flooring, fitted kitchen, 3 bedrooms and modern bathroom. The property is complimented by gas heating to radiators and double glazing.

Outside there is a private level rear garden, open plan front garden with driveway leading to garage.

Material Information to note:

- Mains gas, electric, water and drainage are connected.
- According to OFCOM checker standard & ultrafast broadband is available at the property.
- OFCOM checker indicates coverage good outdoor with EE, good outdoor and variable in home with EE and good out door and in home with Three and 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.

Council Tax Band: D

EPC Rating: C





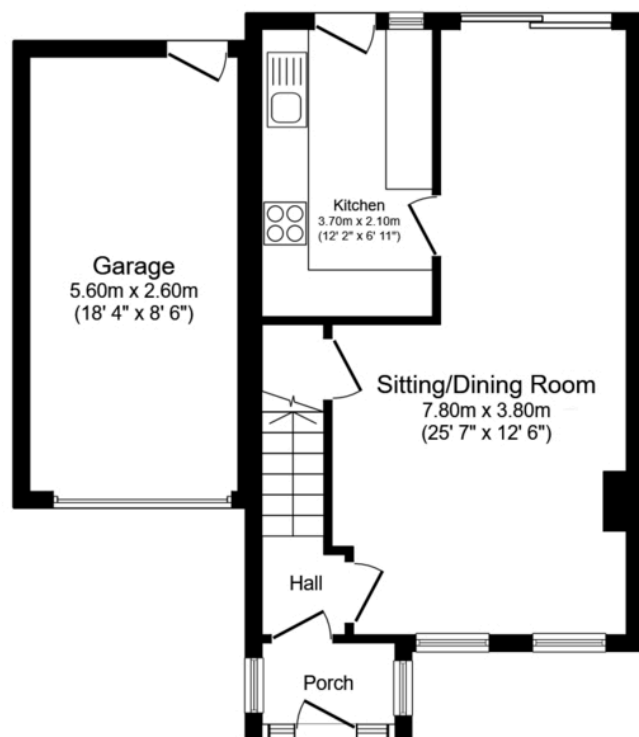
Key Features

- Semi-Detached House
- 3 Bedrooms
- Lounge/Diner
- Fitted Kitchen
- Modern Bathroom
- Garage and Driveway
- Cul-De-Sac Location
- Sought After Position
- No Chain
- Viewing Recommended

The Location

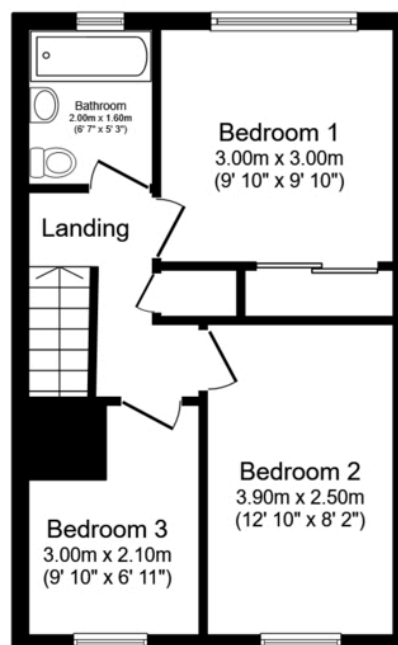
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is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





Ground Floor

Floor area 55.4 sq.m. (596 sq.ft.)



First Floor

Floor area 36.6 sq.m. (394 sq.ft.)

Total floor area: 92.0 sq.m. (991 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

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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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