



77 Wilsdon Way, Kidlington, OX5 1TY

Guide Price £225,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A refurbished and beautifully presented one bedroom home with allocated parking and being sold with no onward chain.

Accommodation comprises entrance porch, open plan living/dining room, refitted kitchen, refitted bathroom and double bedroom.

Garden with shed. Allocated parking.

No chain.

Material information to note:

- Mains electricity, gas and water are connected to this property.
- According to OFCOM checker standard, superfast and ultrafast broadband is available at this property.
- According to OFCOM checker coverage is good outdoor and variable in home with EE & Three, good outdoor with O2 & 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: B

EPC Rating: C



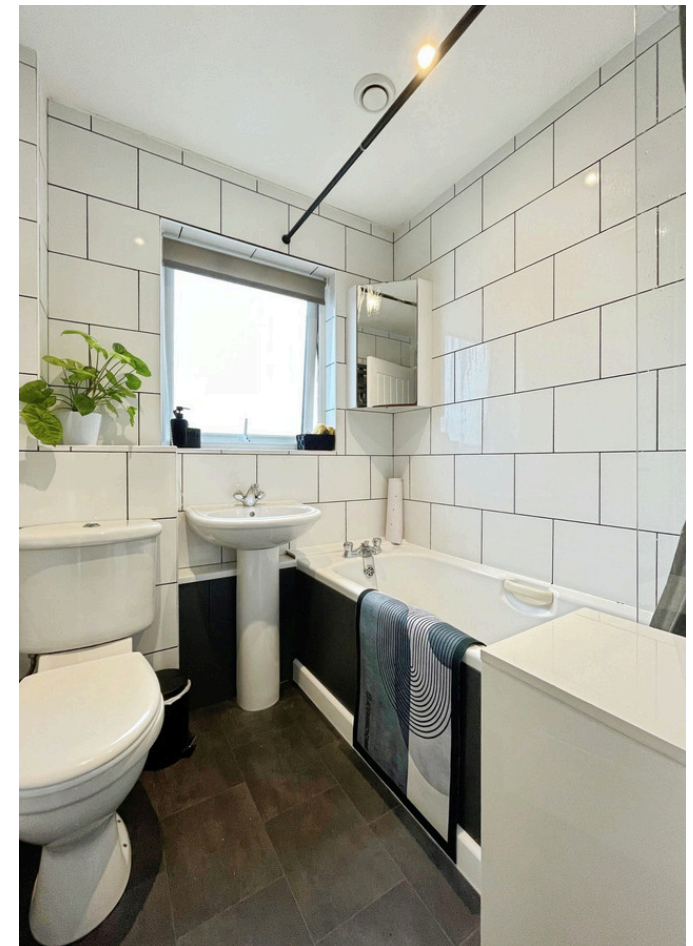


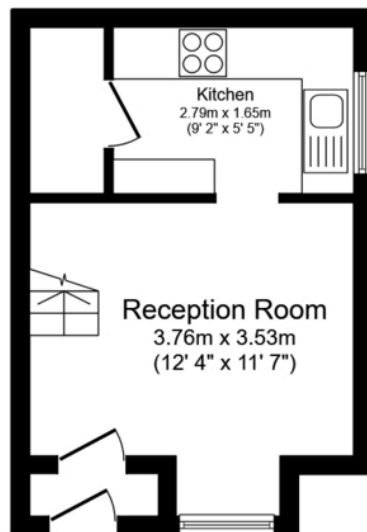
Key Features

- One bedroom
- Refitted kitchen
- Living/dining room
- Refitted bathroom
- Garden
- Allocated parking
- No onward chain
- Gas central heating

The Location

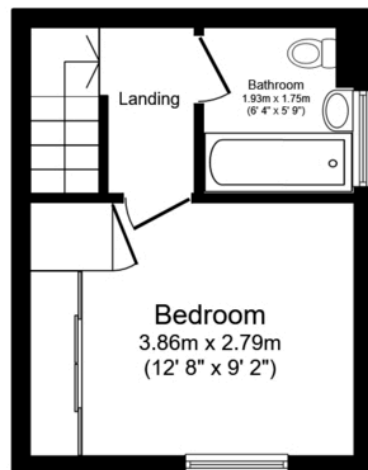
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is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





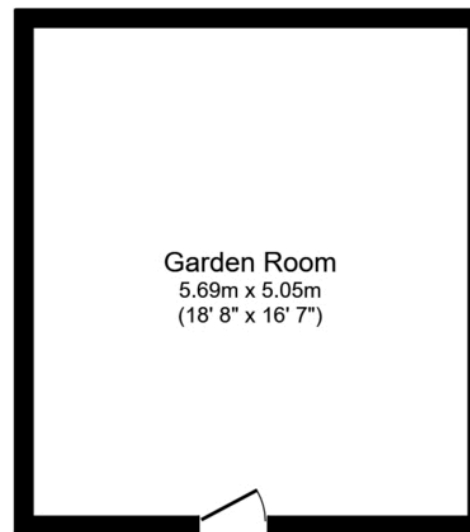
Ground Floor

Floor area 20.7 sq.m. (223 sq.ft.)



First Floor

Floor area 18.7 sq.m. (201 sq.ft.)



Outbuilding

Floor area 28.6 sq.m. (308 sq.ft.)

Total floor area: 68.0 sq.m. (732 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.

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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