



42 The Phelps, Kidlington, OX5 1SU
£350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A deceptively spacious semi-detached house having been extended to provide excellent living space. Located in a tucked away cul-de-sac this ideal first time buyers home is well presented and worthy of an internal inspection.

The property comprises: Entrance hall, double aspect lounge with double door to garden, double aspect kitchen/diner, landing with walk in airing cupboard, 2 double bedrooms and modern family bathroom. The house is complimented by gas heating to radiators and double glazing.

Outside there is a pleasant rear garden with patio and garden shed. The property benefits from 2 parking spaces to the front.

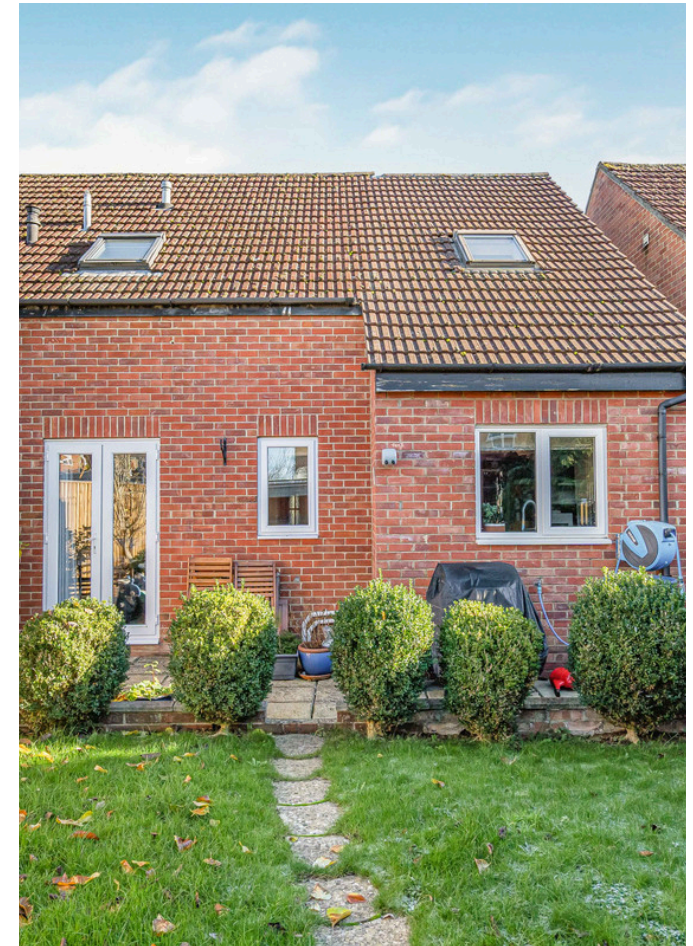
Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker confirms good outdoor coverage with all networks and variable in-home with Three.
- Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. 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.

EPC Rating: D

Council Tax Band: B





Key Features

- Semi Detached House
- Extended Accommodation
- 2 Double Bedrooms
- Good Size Lounge
- Good Sized Kitchen/Diner
- Modern Bathroom
- Gas Heating to Radiators
- Double Glazed
- Parking and Garden
- Viewing Recommended

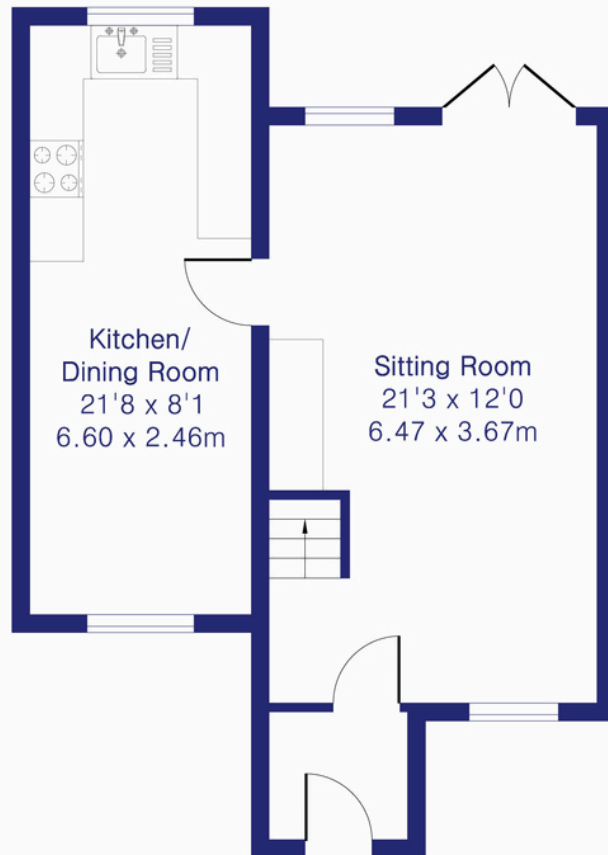
The Location

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 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.

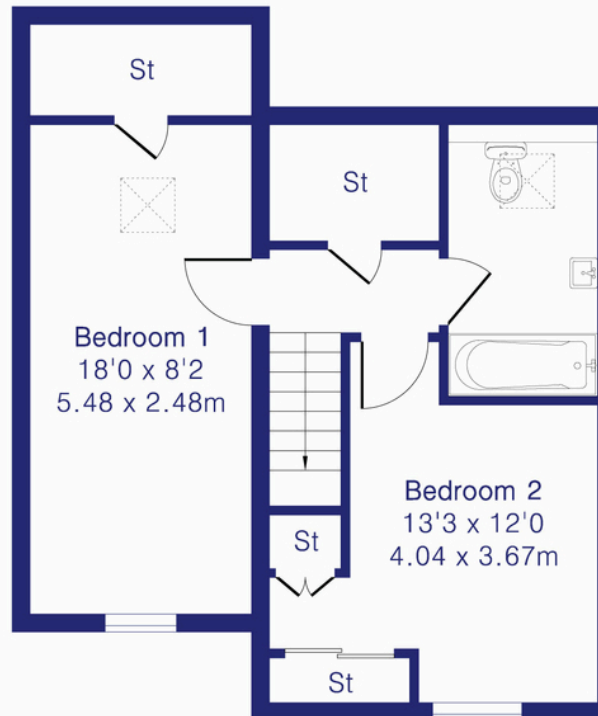
Approximate Gross Internal Area 913 sq ft - 85 sq m

Ground Floor Area 469 sq ft – 44 sq m

First Floor Area 444 sq ft – 41 sq m



Ground Floor



First Floor



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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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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