



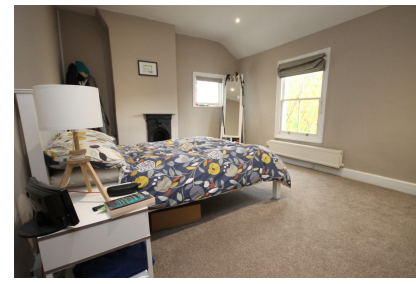
**OIRO**  
**£375,000**

**10 Lyne Road Kidlington Oxon OX5 1AD**

**THOMAS  
MERRIFIELD**

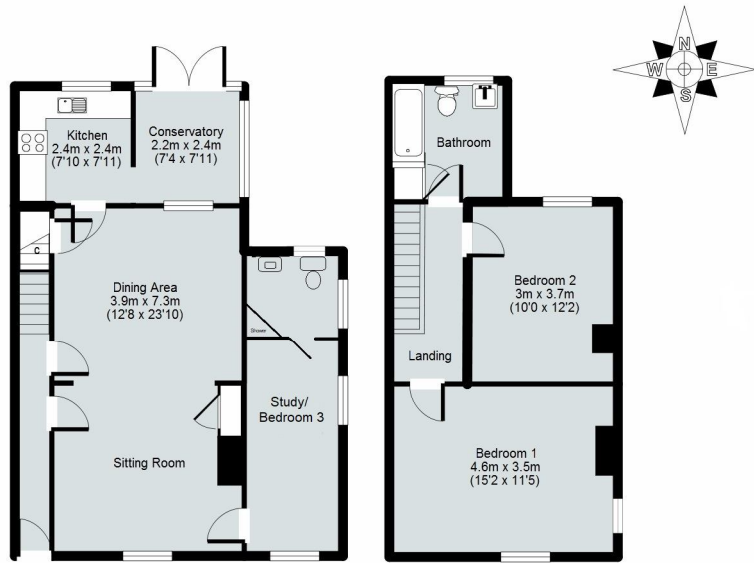
**SALES LETTINGS**





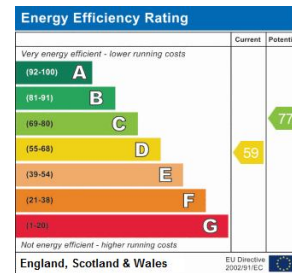
An extended and much improved end of terraced period property with 2 double bedrooms set close to the heart of Kidlington village centre. The property retains many period features including cast iron fireplaces, refitted kitchen, refitted bathroom, study/bedroom 3 with en-suite shower room and an enclosed mature rear garden.

- End of terraced period property extended and much improved
- Retaining many period features
- 23' Sitting/Dining Room
- Cast iron open fireplaces
- Study/Bedroom 3 & En-suite Shower Room
- Refitted Kitchen
- Conservatory
- Refitted Bathroom
- Enclosed mature rear garden
- Enclosed front garden
- Walking distance to the village centre & close to bus stops to Oxford, Oxford Parkway (c1.5 miles) and Woodstock
- The current vendors have carried out some renovations including new chimney & part roof replacement, some re-wiring, damp proofing, boiler and radiators
- Council Tax Band D



96 sq. m / 1032 sq. ft

This floor plan illustration is only an approximation of measurements, existing structures and features, and is provided for convenience and visual reference only. While every effort toward accuracy was made, SPS Ltd nor its agents or employees can be held liable about the information presented in this floor plan sketch. Buyer should always confirm measurements using their own sources prior to purchasing/renting as this plan is approximate. Copyright SPS LTD



## Contact:

1b The Hampden Building, High Street, Kidlington, Oxon, OX5 2DH  
 Tel: +44 (0)1865 379880  
 E-mail: kidlington@thomasmerrifield.co.uk

### Important Notice

Thomas Merrifield for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if travelling some distance.