



115 Flatford Place, Kidlington, OX5 1TG

£325,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A staggered mid terraced 2 bedroom house offering good sized accommodation and presented in good decorative condition. The property comprises entrance porch, good sized lounge, generous kitchen/diner and lean to conservatory. Upstairs there are 2 bedrooms and a family bathroom. The property is complimented by gas heating to radiators and double glazing. Outside there is a pleasant rear garden with driveway parking and an internal single garage. Flatford Place is a highly popular location with access to bus stops, local schooling and shops.

Additional information to note:

- All mains services are connected.
- Artexed ceilings which may or may not contain asbestos.
- OFCOM checker indicates that standard to ultrafast broadband is available.
- OFCOM checker indicates that there is limited or none mobile voice and data inside the property. With likely mobile voice and data outside the property.
- For information on restrictive covenants please contact the office.

EPC Rating: C

Council Tax Band: C



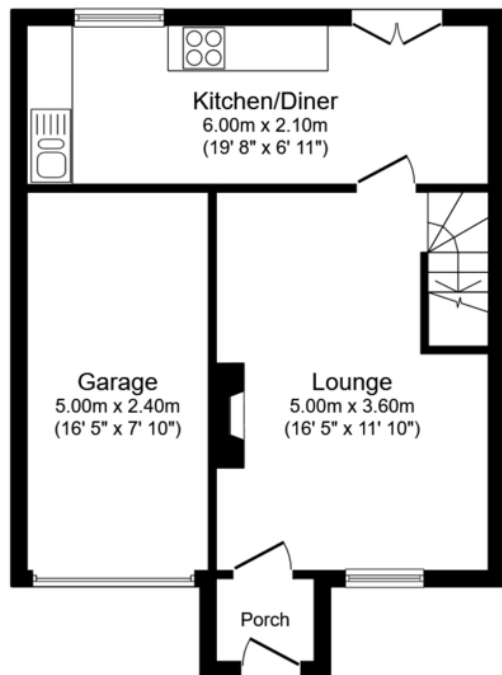


Key Features

- Staggered Mid Terraced House
- Extended Accommodation
- 2 Bedrooms
- Lean to Conservatory
- Pleasant Garden
- Internal Garage
- Gas Heating to Radiators
- Double Glazed
- Popular Location
- Viewing Recommended

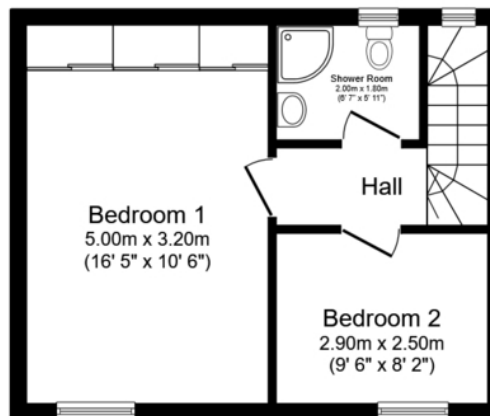
The Location

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.



Ground Floor

Floor area 45.5 m² (490 sq.ft.)



First Floor

Floor area 30.5 m² (328 sq.ft.)

TOTAL: 76.0 m² (818 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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