

**FOR SALE**



**Beech Crescent, Kidlington**  
**Offers in Region of £360,000**

  
**MARTIN & CO**



# Beech Crescent, Kidlington

## Offers in Region of £360,000

### Key Notes:

- Three Bedrooms
- Semi-Detached House
- Off Road Parking
- No Onward Chain
- Council Tax Band: C
- Vacant Possession- 15<sup>th</sup> September 2024
- Local Amenities Nearby
- Tenure: Freehold
- Rear Garden
- Separate Living and Dining Room



Martin&Co welcome to the market this lovely Three Bed Semi-Detached House situated on Beech Crescent in Kidlington.

The property comprises of Three Bedrooms, Dining Room, Living Room, Kitchen and Bathroom. In addition, it also benefits from having access from the side to the Rear Garden. Furthermore, it also has Off-Road Parking for Two Vehicles at the front.

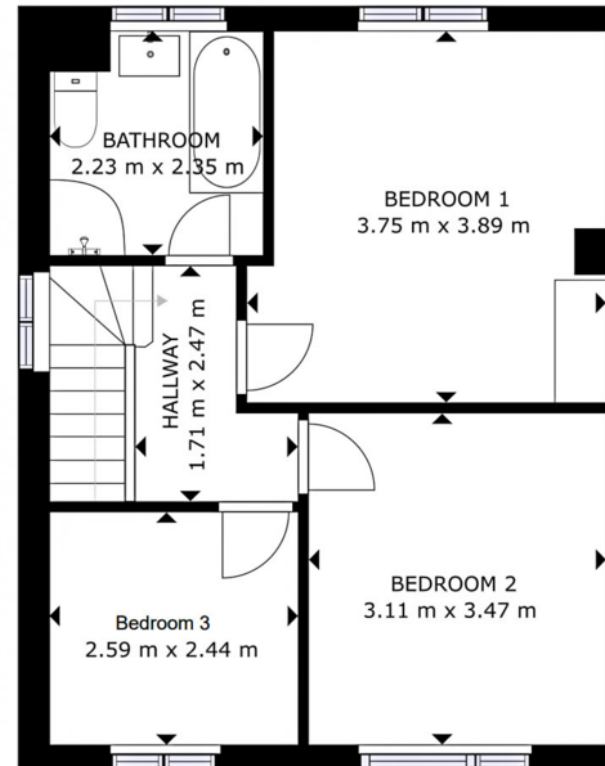
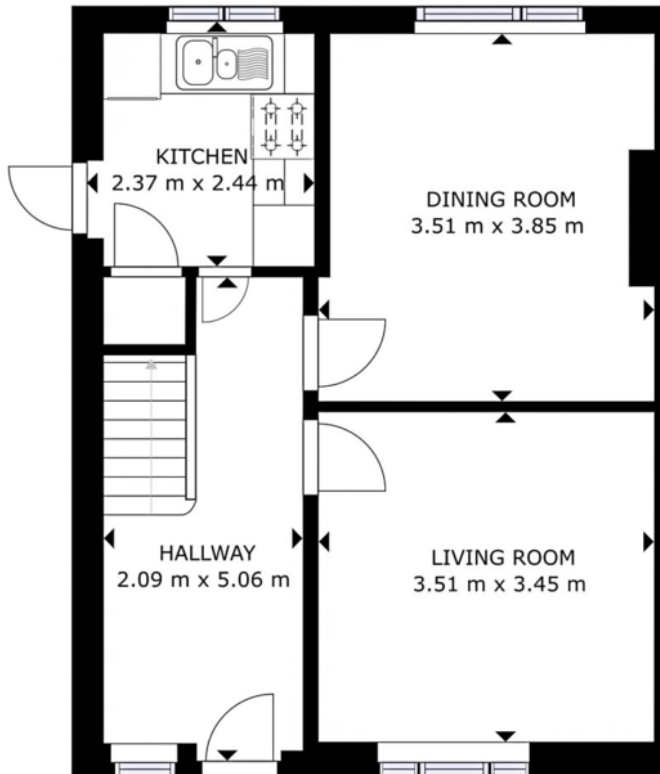
Offered with Vacant Possession this is a great Family Home for someone looking for excellent access to Local Amenities. It will also be sold with No Onward Chain. Viewings are Highly Recommended.

Kidlington has a range of cafes/restaurants and public houses to keep you entertained. With four primary schools, a secondary school, Oxford Airport and Oxford Parkway Station situated within and the fringes of the village.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		





GROSS INTERNAL AREA  
GROUND FLOOR: 42.89 m<sup>2</sup>, SECOND FLOOR: 43.24 m<sup>2</sup>  
TOTAL: 86.13 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Martin & Co Oxford

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.