

# Wise Avenue, Kidlington



2 Bedrooms



2 Bathroom/s



0 Reception/s

£385,000

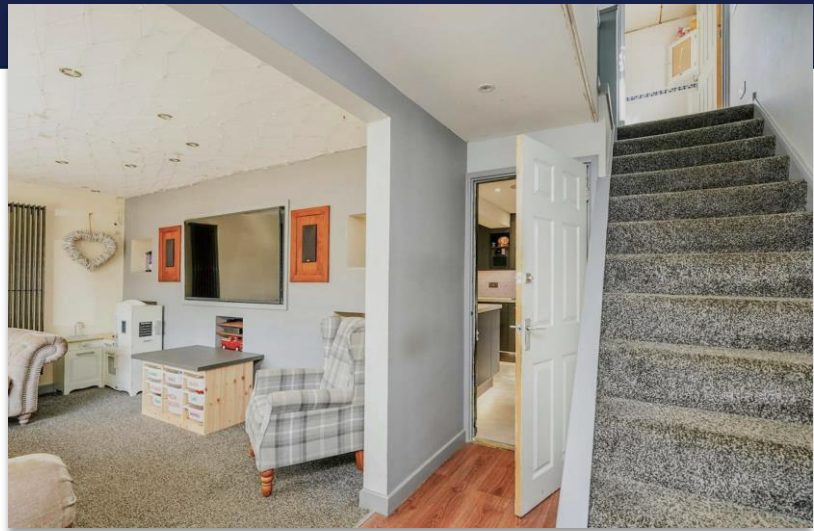




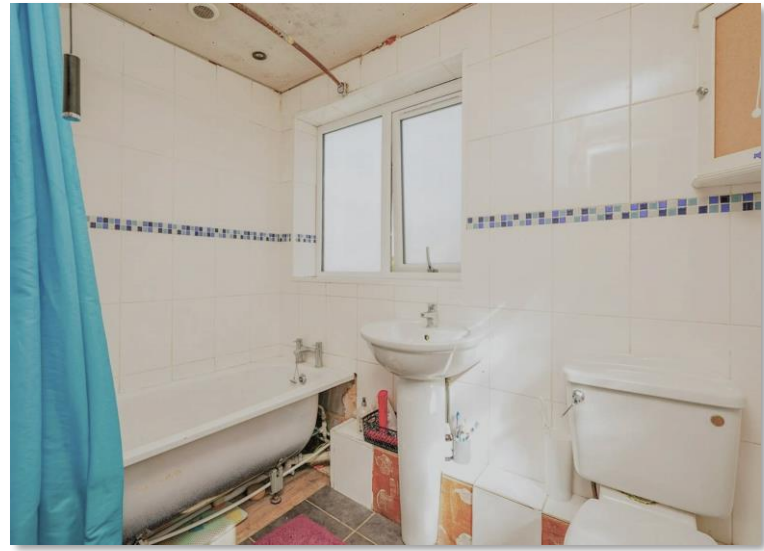
# Description

Welcome to this two-bedroom semi-detached property nestled in Kidlington. Boasting a blend of modern comforts and elegance, this home is sure to captivate both first-time buyers and families. As you step inside, you'll immediately notice the attention to detail that has been added to this home. The entire property has undergone a comprehensive refurbishment, ensuring a contemporary living experience at every turn. The roof was replaced just 6-8 years ago. Equally impressive, new windows and doors were installed a mere 3 years ago. The current owner spared no expense in ensuring that the electrical and plumbing systems are not only up to code but also optimised for seamless daily living.

A complete rewiring, accompanied by a new consumer unit while re-plumbing ensures efficient water flow throughout. At the heart of the home lies the kitchen. Recently completed with top-of-the-line appliances from Howdens, it seamlessly blends style with functionality. The addition of a rear extension has not only expanded the living space but also introduced a convenient downstairs shower room and toilet, along with a separate utility room. Upstairs, two generously sized double bedrooms await, providing ample space. An appointed family bathroom completes the upper level. In addition, the property does need to be completed in some areas which allows buyers to add their own personal taste creating a perfect home. The garden has been designed to create a fantastic entertaining space along with the decking creating an easily maintained area. Furthermore, the property has planning for further extensions which allows so many opportunities for this home \*\* Planning available ON REQUEST \*\* Beyond the structural enhancements the property has thoughtful upgrades. Concrete gutters have been replaced with uPVC. The entrance makes a statement with a Solidor hybrid front door as well as smart lighting throughout the property.



- End of chain
- Re-plumbed and wired throughout
- Two double bedrooms
- Planning accepted for further extensions
- Off-street parking
- Howden's kitchen



## *Additional Information*

### **EPC**

The current EPC rating for this property is C. Please contact us if you require a copy of the full EPC.

### **Council Tax**

The Property is in council tax band C.

### **Viewings**

Viewings on this property are strictly through Alistair Redhouse Property Partners.

### **Handling Agent**

Tara Minoli-Taylor is the Property Partner looking after the sale of this property and she is working closely with the seller to ensure that they are the best person to answer your questions and to discuss your interest. You can contact Tara directly on the details on the next page and she will be happy to help.

### **Opening Hours**

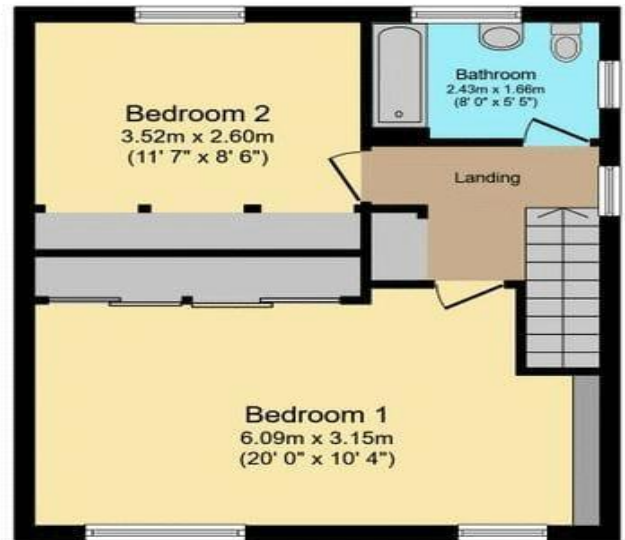
The offices of Alistair Redhouse are open 09.00-18.00 Monday to Friday and Saturday 09.00-17.00.



# Floorplan



**Ground Floor**



**First Floor**

Total floor area 98.5 sq.m. (1,060 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

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The artist's impressions, photos, floor plans and other information are intended as a general guide only to the appearance and layout of the property.

However, it may be necessary, and rights are reserved to make changes to the appearance, layout and specification at any time without formal notice. Dimensions are approximate. This brochure and statements contained therein do not form any part of an offer or contract.