

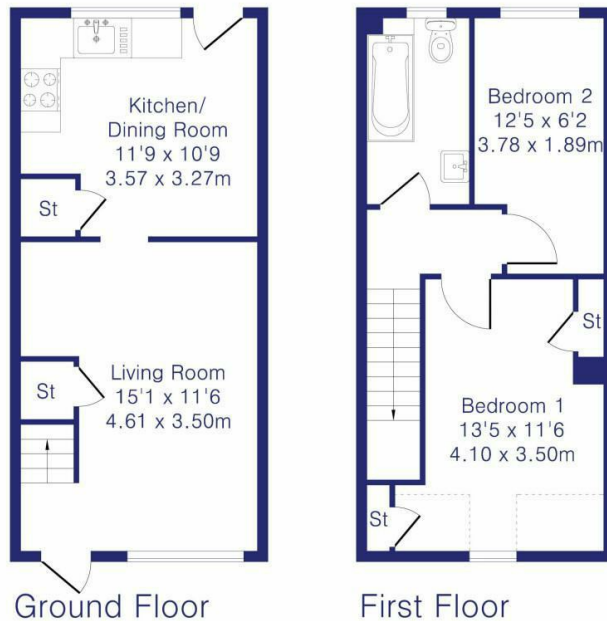


## Curlew Cottage Black Bull Lane, Fencott, Kidlington, OX5 2RD

£1,500 - 23rd August 2025.

- Mid terrace period cottage
- Electric heating
- Off street parking for 2 cars
- Mains electricity and water
- Two bedrooms
- Unfurnished - PHOTOS TAKEN PRIOR TO LANDLORD VACATING
- EPC rating D
- Quiet village location
- Front and rear gardens
- Council Tax Bands C

Approximate Gross Internal Area 614 sq ft – 57 sq m  
 Ground Floor Area 308 sq ft – 29 sq m  
 First Floor Area 306 sq ft – 28 sq m



## Directions

## Viewings

Viewings by arrangement only. Call 01865 515900 to make an appointment.

## Council Tax Band

C

## EPC Rating:

D

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 92                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 60      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |