

19 Wilsdon Way, Kidlington, OX5 1TN

Offers In Excess Of £250,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS







The Property

SOLD AS SEEN - Situated in a small cul-de-sac location forming part of this popular development is this 1980's 2 bedroom mid-terrace house in need of modernisation to include replacement of heating system.

The property comprises of front porch, sitting/dining area, kitchen, 2 double bedrooms, bathroom, double glazing, rear garden with shed with rear access, allocated parking for 1 vehicle. An ideal buy for a first-time buyer to make their own.

Additional information to note:

- Mains electric & water connected. (Gas needs to be re-connected)
- NO WORKING HEATING SYSTEM CURRENTLY AT PROPERTY
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates that there is good coverage outdoors with EE, O2 and Three and limited indoors, good outdoor coverage with Vodafone and limited indoors.
- Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

EPC Rating: TBC
Council Tax Band: C







Key Features

- 2 Double Bedrooms
- Sitting/Dining Room
- Kitchen
- Bathroom
- Alllocated Parking for 1 Vehicle
- Double Glazing
- Cul-De-Sac Location
- Enclosed Garden
- In Need of Modernisation
- No Chain

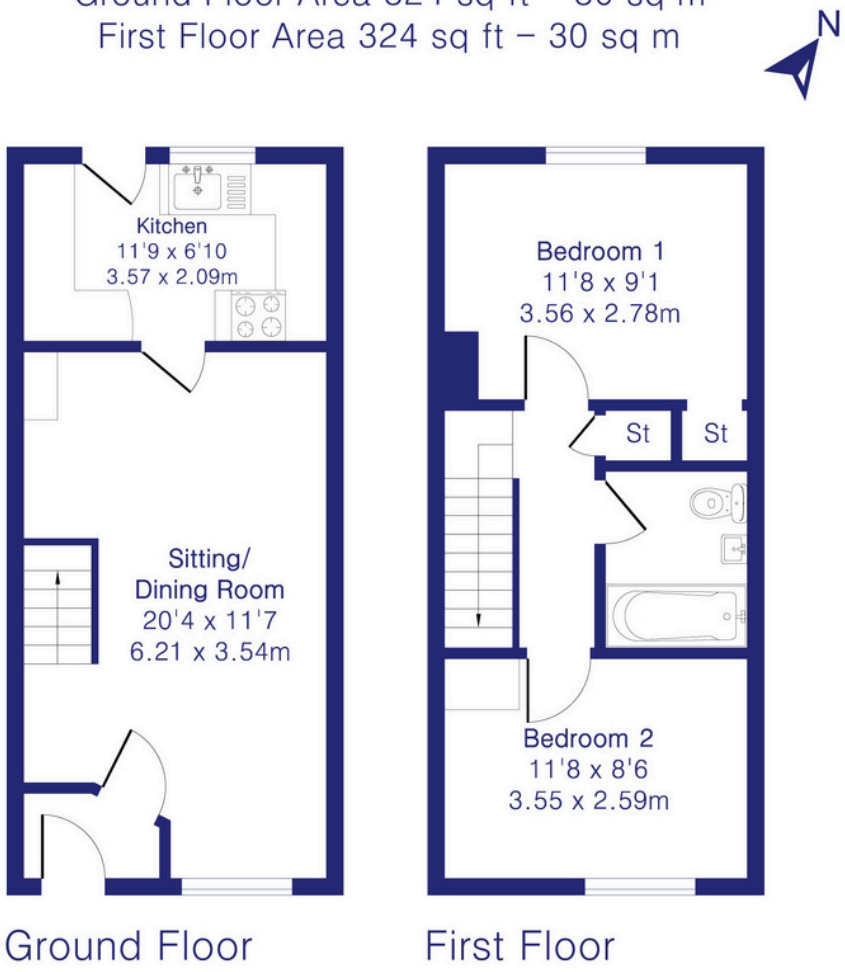
The Location

Kidlington is a town 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.

Approximate Gross Internal Area 648 sq ft - 60 sq m

Ground Floor Area 324 sq ft – 30 sq m

First Floor Area 324 sq ft – 30 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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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