



46 Roundham Close, Kidlington, OX5 1SZ  
£365,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

An extended 3 bedroom mid terraced house having been improved by the current owner to include new double glazed windows and doors, gas boiler, kitchen and bathroom. This ideal family home is well presented throughout and an internal inspection is strongly recommended.

The property comprises entrance lobby with storage, entrance hall, extended lounge, modern kitchen/diner, 3 bedrooms and modern bathroom.

Outside there is an enclosed rear garden, garage with pedestrian door to rear garden and parking for 1 car in front of the garage. The property is located in a cul-de-sac with access to bus stops, Oxfordshire Canal, countryside and Kidlington village High Street.

Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates good outdoor mobile voice and data with all networks.
- 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: C

Council Tax Band: C



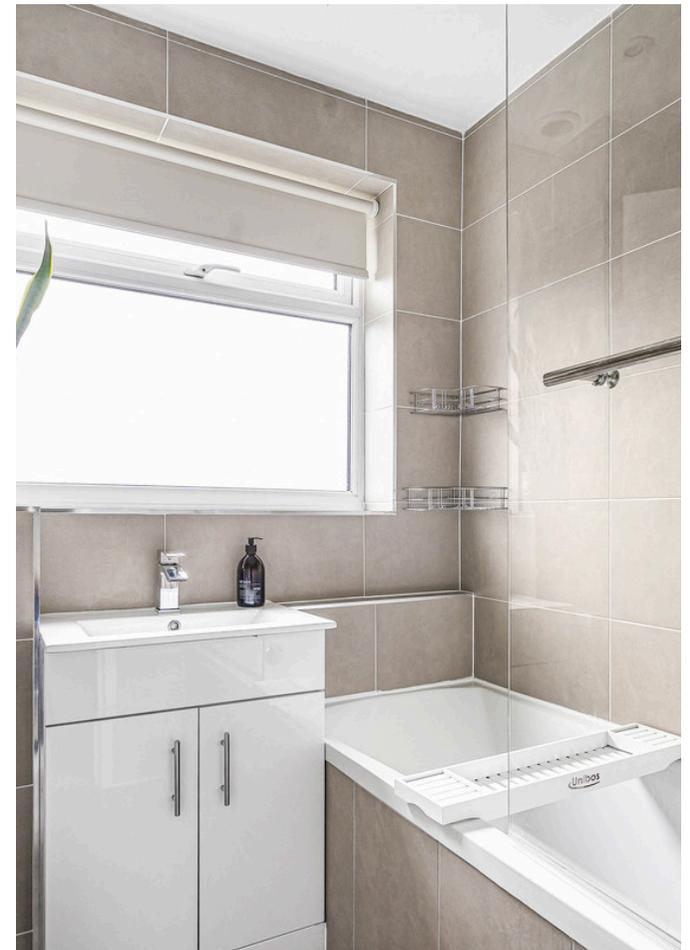


## Key Features

- Mid Terraced House
- Extended Accommodation
- 3 Bedrooms
- Modern Kitchen
- Modern Bathroom
- Modern Gas Boiler and Double Glazing
- Garage and Garden
- Cul-De-Sac
- Well Presented
- Viewing Recommended

## The Location

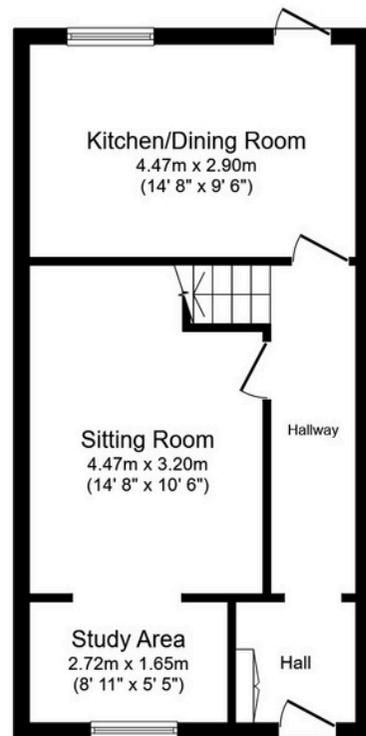
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is 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.



Thomas Merrifield and their clients give notice that:

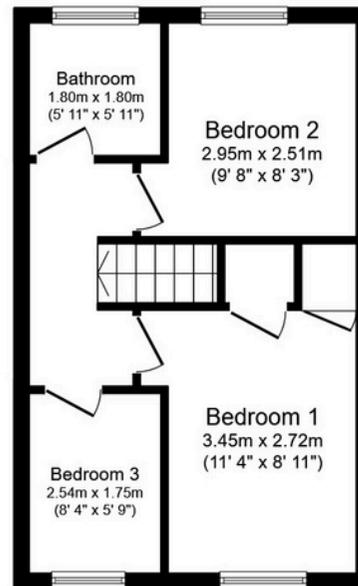
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



### Ground Floor

Floor area 41.2 sq.m. (444 sq.ft.)



### First Floor

Floor area 33.4 sq.m. (359 sq.ft.)

Total floor area: 74.6 sq.m. (803 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](http://www.Propertybox.io)

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