



98 High Street, Kidlington, OX5 2DS

Offers In Excess Of £425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A three bedroom semi detached home situated within easy reach of Kidlington village centre & bus stops being sold with no onward chain.

Accommodation on the ground floor comprises entrance hall, dining room, living room, kitchen, conservatory.

On the first floor there are three bedrooms and a refitted shower room.

Garden to front with driveway parking leading to garage and access to rear garden.

Rear garden mainly laid to lawn.

Material information to note:

- All mains services connected
- OFCOM checker indicates that standard, superfast and ultrafast broadband is available.
- OFCOM checker indicates that there is good coverage outdoor and in home with O2, Three & Vodafone, good outdoor with EE.
- Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; 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.

Council Tax Band: D

EPC Rating: D





Key Features

- Three bedrooms
- Semi detached
- Living room
- Dining room
- Kitchen
- Conservatory
- Shower room
- Front and rear gardens
- Driveway parking

The Location

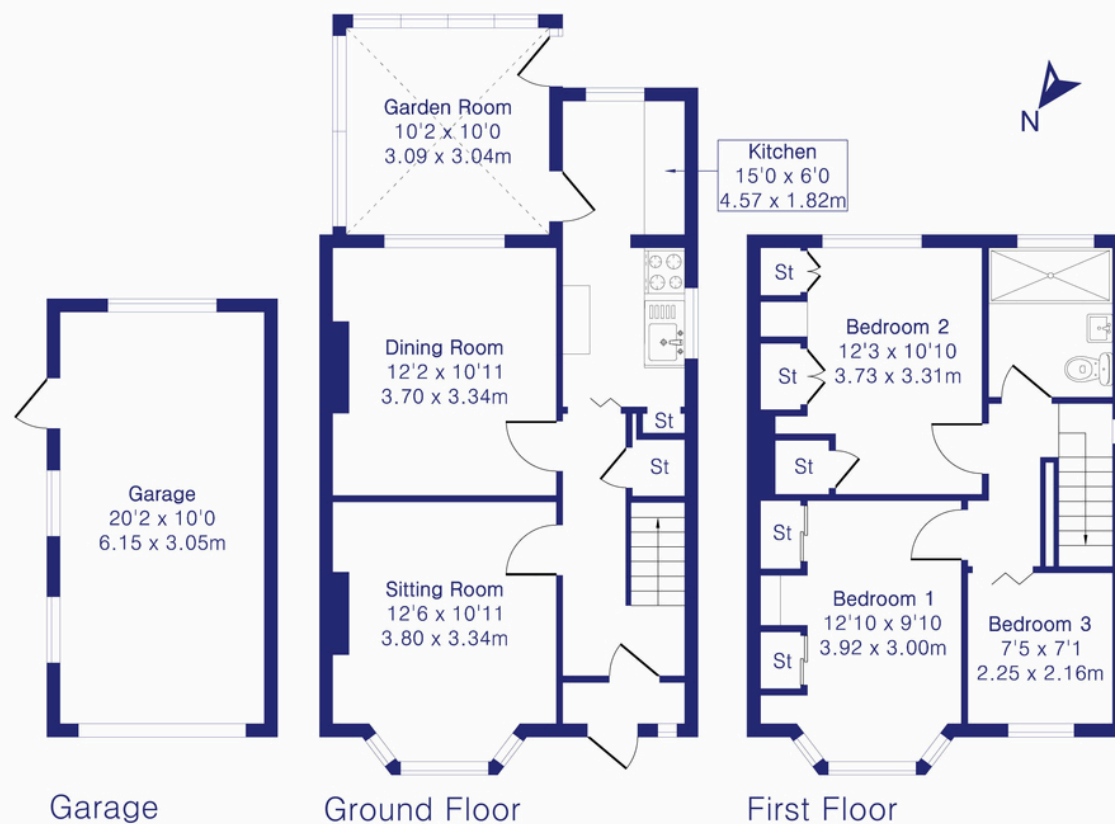
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is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

**Approximate Gross Internal Area 983 sq ft - 91 sq m
(Excluding Garage)**

Ground Floor Area 569 sq ft – 53 sq m

First Floor Area 414 sq ft – 38 sq m

Garage Area 202 sq ft – 19 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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