



30 Ickford Road, Tiddington, OX9 2LR

£425,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A deceptively spacious 3 bedroom detached chalet bungalow located in this popular Oxfordshire village and opposite fields. The property does require some improvements and is offered with no chain.

The accommodation comprises lean to storage area with front door leading to a good sized entrance hall, downstairs cloakroom, bay window lounge with fireplace, separate dining room, fitted kitchen and ground floor bedroom. Upstairs there are 2 additional double bedrooms with built in storage and a family bathroom. The property benefits from oil fired heating (however there is gas supply to the house), double glazing and cavity wall installation.

Outside the property enjoys a generous size rear garden and a good size driveway to the front.

Additional information to note;

- Water, drainage and electric are connected with a gas supply up to the front of the property.
- The property suffered slight minor foundation movement at the rear of the property due to extreme dry weather conditions and a certificate of structural adequacy was provided on 28th February 2008.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates good outdoor mobile voice and data with EE, O2 and Vodafone. Variable outdoor with Three.



EPC Rating: E

Council Tax Band: D



## Key Features

- Detached Chalet Bungalow
- 3 Double Bedrooms
- 2 Reception Rooms
- Fitted Kitchen
- Family Bathroom
- Good Sized Garden
- Driveway Parking
- Fields Opposite
- Requires Some Improvements
- No Chain

## The Location

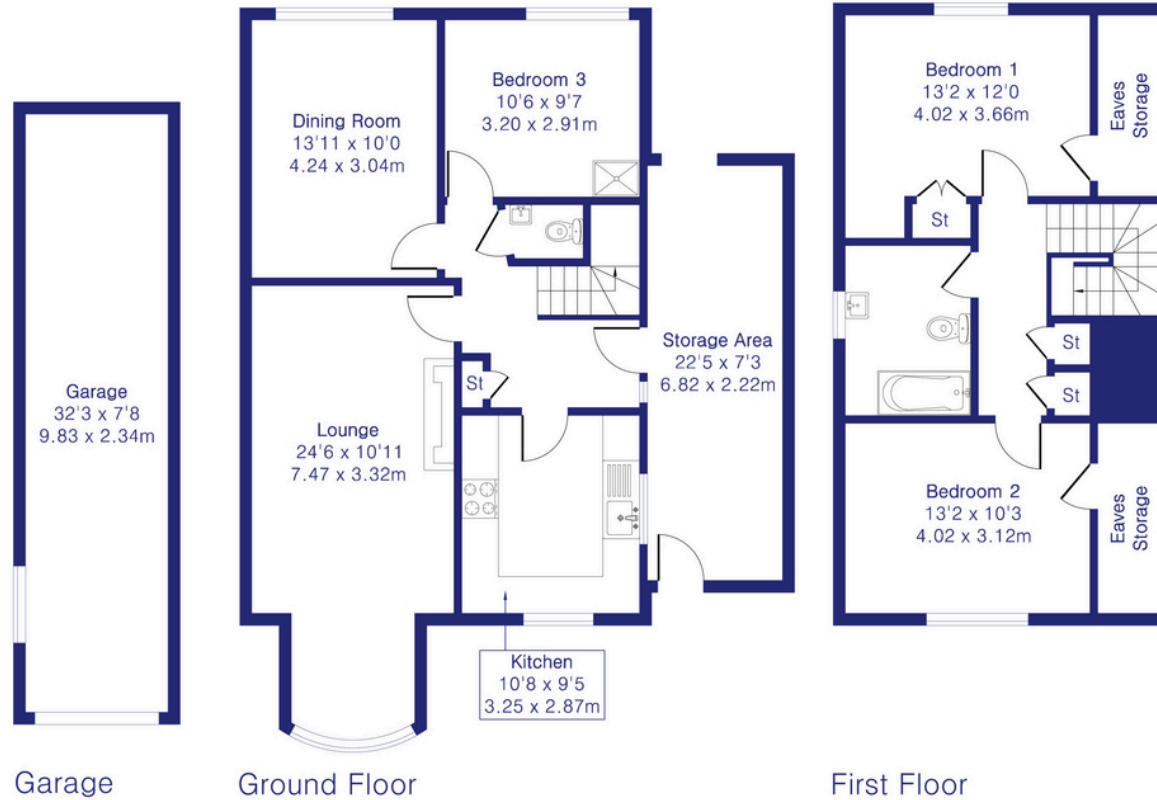
Tiddington is a sort after village in between Thame and Oxford providing regular bus services and is in the catchment area for the renowned Lord Williams School. Tiddington has a village hall, a reception ground and The Fox and Goat gastro pub, and is surrounded by open countryside. The M40 and Haddenham Parkway are accessible providing access to London.

**Approximate Gross Internal Area 1358 sq ft - 126 sq m  
(Excluding Garage)**

Ground Floor Area 885 sq ft – 82 sq m

First Floor Area 473 sq ft – 44 sq m

Garage Area 248 sq ft – 23 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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