



73 Cherwell Avenue, Kidlington, OX5 2JN  
£390,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A deceptively spacious mid terraced house having been extended to the rear and now provides flexible accommodation which could include a 4th bedroom on the ground floor.

This ideal family home enjoys modern open plan accommodation located on the outskirts of the village and backing onto the river Cherwell. The accommodation comprises: Good size entrance hall, downstairs shower room, family room/bedroom 4, large 28' long open plan kitchen/diner/lounge. To the first floor there are 3 bedrooms and a modern family bathroom.

Outside there is a good size rear garden and 2 parking spaces to the front. Viewing is recommended.

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 and variable indoor with Three.
- 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
- 3/4 Bedrooms
- Shower Room and Bathroom
- Modern Kitchen
- Gas Heating to Radiators
- Good Size Level Garden
- Backing onto River
- 2 Parking Spaces
- Viewing Recommended

## The Location

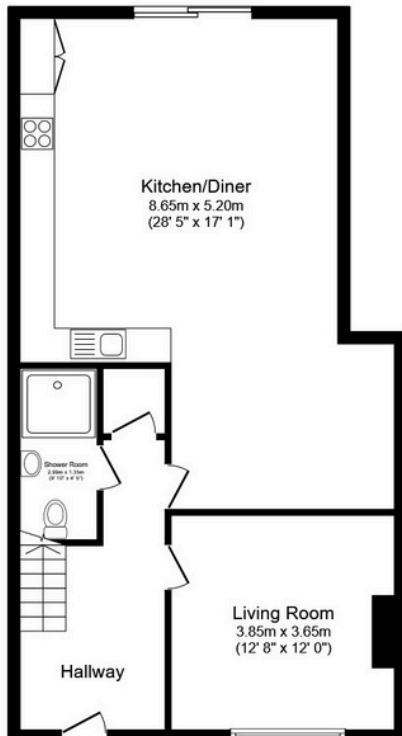
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is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



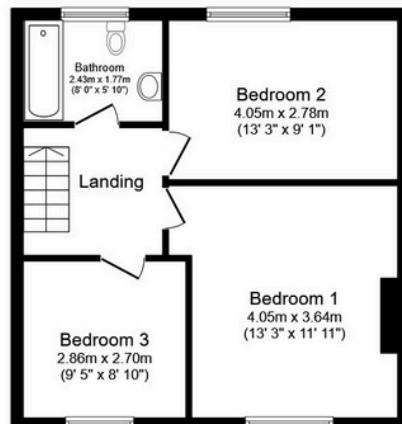
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**Ground Floor**  
Floor area 75.4 sq.m. (811 sq.ft.)



**First Floor**  
Floor area 45.3 sq.m. (487 sq.ft.)

**Total floor area: 120.7 sq.m. (1,299 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)

**Kidlington Office**  
1B The Hampden Building, High Street  
Kidlington, Oxfordshire, OX5 2DH

T 01865 379 880  
E [kidlington@thomasmerrifield.co.uk](mailto:kidlington@thomasmerrifield.co.uk)  
W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)