



139 Wilsdon Way, Kidlington, OX5 1TZ

Guide Price £225,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Situated in this popular location a well presented one bedroom home being sold with no onward chain.

Accommodation comprises living room, kitchen, stairs to first floor. On the first floor there is a bathroom and double bedroom with built in wardrobes and airing cupboard with hot water tank.

1 allocated parking space.

The property is ideally located for access to bus stops and within 1 mile of Kidlington centre.

No onward chain.

Material information to note:

- Mains electricity and water are connected to this property.
- According to OFCOM checker standard, superfast and ultrafast broadband is available at this property.
- OFCOM checker indicates good coverage outdoor with EE, O2 and Vodafone, good outdoor and variable indoor with Three.
- For information on restrictive covenants please contact the office.
- 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: B

EPC Rating: D







## Key Features

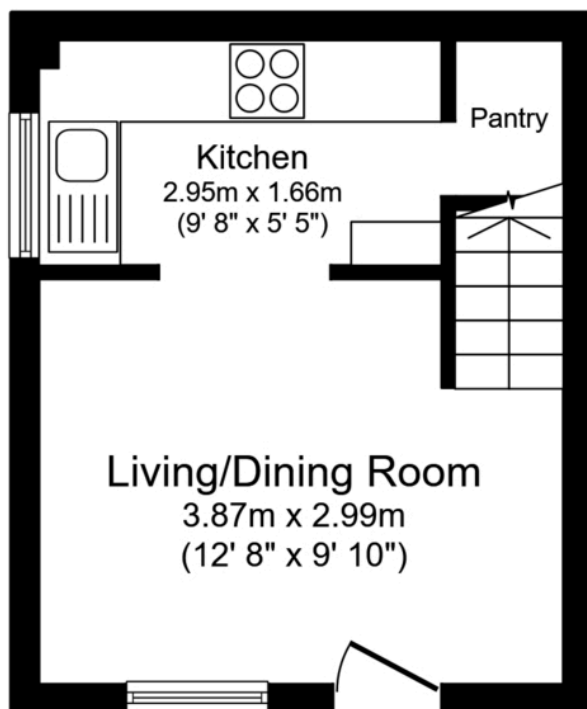
- 1 Bedroom house
- Living room
- Kitchen
- Double bedroom
- Bathroom
- Garden
- Allocated parking
- No onward chain

## The Location

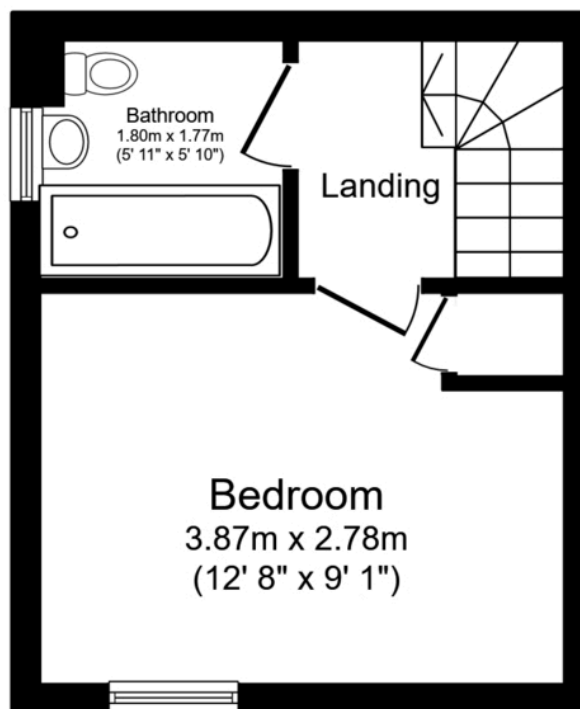
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is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







**First Floor**  
Floor area 18.4 sq.m. (198 sq.ft.)



**Second Floor**  
Floor area 18.4 sq.m. (198 sq.ft.)

**Total floor area: 36.8 sq.m. (396 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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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.

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