



273 Oxford Road, Kidlington, OX5 2PD
£475,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An ideal 4 bedroom semi-detached family home situated in a popular location providing access to Oxford Parkway train station, regular bus service, schooling for all ages and local shops. This much loved family home has been in the same family for decades and could benefit from improvements.

The accommodation comprises: Entrance porch with cupboard housing gas boiler, entrance hall, cloakroom, lounge/diner, conservatory and kitchen to the ground floor. To the first floor there are 3 good size bedrooms and a family bathroom. To the second floor there is another bedroom and a dressing room/study.

Outside the property enjoys a super large garden along with a garage and driveway parking.

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, with good in-home with O2 and Vodafone and variable with EE.
- 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: D

Council Tax Band: D





Key Features

- Semi-Detached House
- 4 Bedrooms
- Downstairs Cloakroom
- Conservatory
- Large Garden
- Garage and Driveway
- Gas Heating to Radiators
- Double Glazed
- Popular Location
- No Chain

The Location

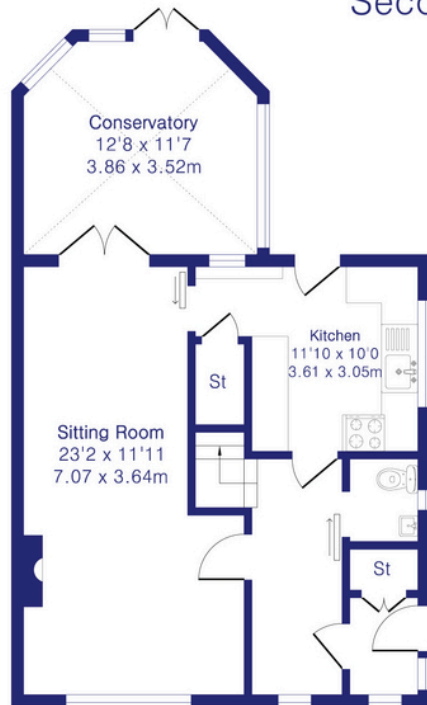
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is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

Approximate Gross Internal Area 1475 sq ft - 137 sq m

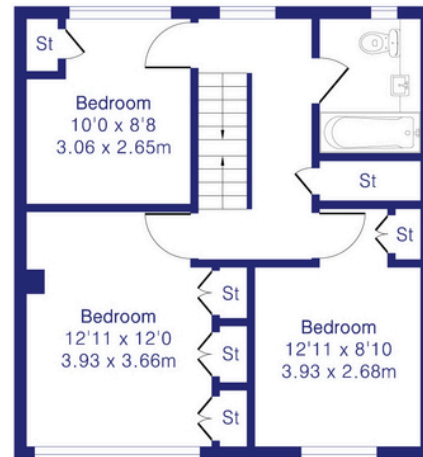
Ground Floor Area 641 sq ft – 60 sq m

First Floor Area 495 sq ft – 46 sq m

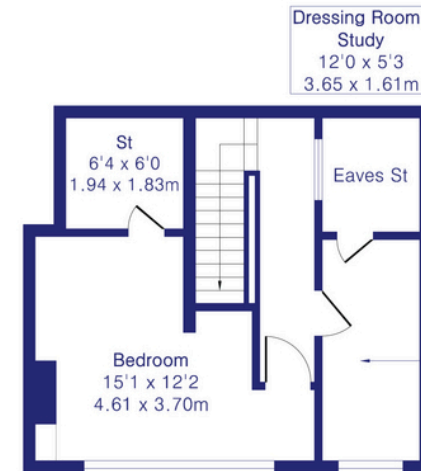
Second Floor Area 339 sq ft – 31 sq m



Ground Floor



First Floor



Second Floor



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.



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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.

Kidlington Office

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

T 01865 379 880

E kidlington@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

