



13 The Homestead, Kidlington, OX5 1SS
£275,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

We are delighted to offer this 2 double bedroom end of terraced house which offers deceptive accommodation and is located in a walkway position with the Oxford Canal being at the end of the row. The house could benefit from some modernisation and is offered for sale with no chain.

The property comprises: entrance porch, living room, kitchen, 2 double bedrooms and family bathroom. The property is complimented by gas heating to radiators, cavity wall insulation and double glazing. Outside there is an enclosed rear garden with personal door leading to the garage and an open plan front garden.

Additional information to note:

- All main services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the house.
- OFCOM checker indicates good outdoor mobile, voice & data with all networks.
- 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.

Council Tax Band: C

EPC Rating: C





Key Features

- End Terraced House
- 2 Double Bedrooms
- Walkway Position
- Close to Canal
- Gas Heating to Radiators
- Enclosed Garden
- Garage in Block
- Popular Location
- No Chain
- 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.



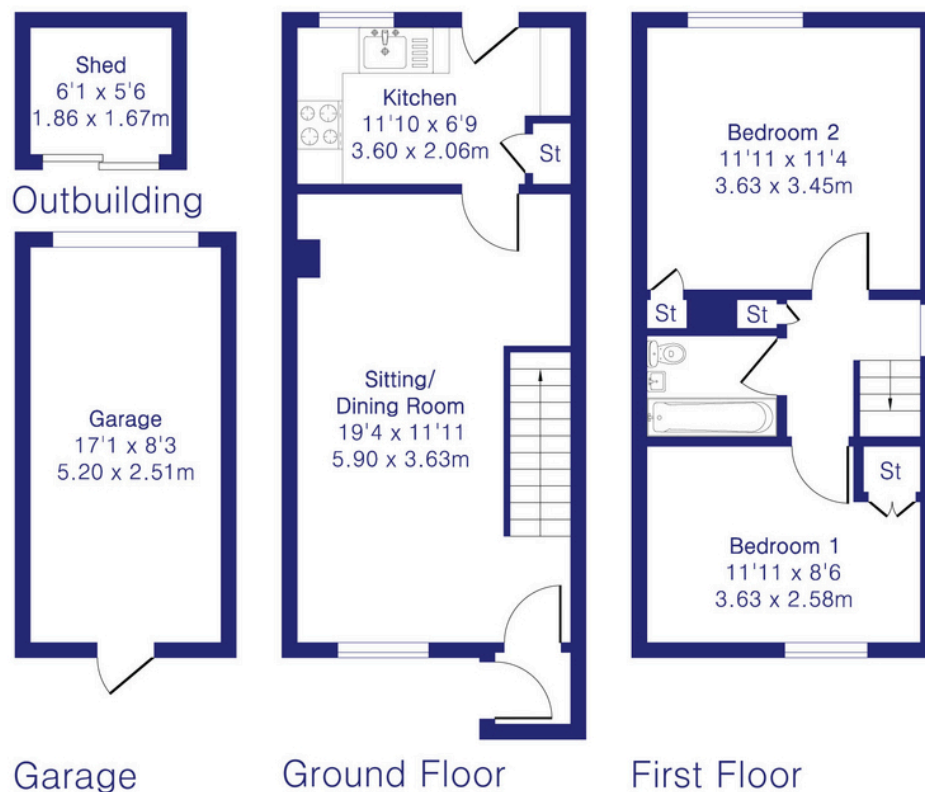
**Approximate Gross Internal Area 638 sq ft - 59 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 325 sq ft – 30 sq m

First Floor Area 313 sq ft – 29 sq m

Garage Area 140 sq ft – 13 sq m

Outbuilding Area 33 sq ft – 3 sq m



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.

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