



49 White Way, Kidlington, OX5 2XA

£325,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A 1970's 3 bedroom mid terraced house situated in a cul-de-sac location offering good size family accommodation to include 3 good size bedrooms. The property does require modernisation and improvement and is offered with no chain.

The accommodation comprises entrance lobby, entrance hall, sitting room, kitchen/diner, 3 bedrooms and family bathroom. Outside there are gardens to the front and rear along with a garage in nearby block with parking space in front. The property benefits from part electric storage heaters, cavity hall insulation and double glazing.

White Way provides access to local schooling for all ages, bus stops and Kidlington High Street.

Additional information to note:

- Electric, water and drainage are connected to the house.
- Gas in the road.
- Heating part electric storage heaters.
- 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.
- We have not carried out a survey but Artex ceilings were noted.
- 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 in-home with Three and Vodafone.
- The GOV.UK website indicates a medium chance of surface flooding between 2040-2060.



EPC Rating: E. Council Tax Band: C



Key Features

- Mid Terraced House
- 3 Good Sized Bedrooms
- Cul-de-Sac Location
- Double Glazed
- Part Storage Heating
- Garage in Block
- Private Garden
- No Chain
- Access to Schools
- Requires Work

The Location

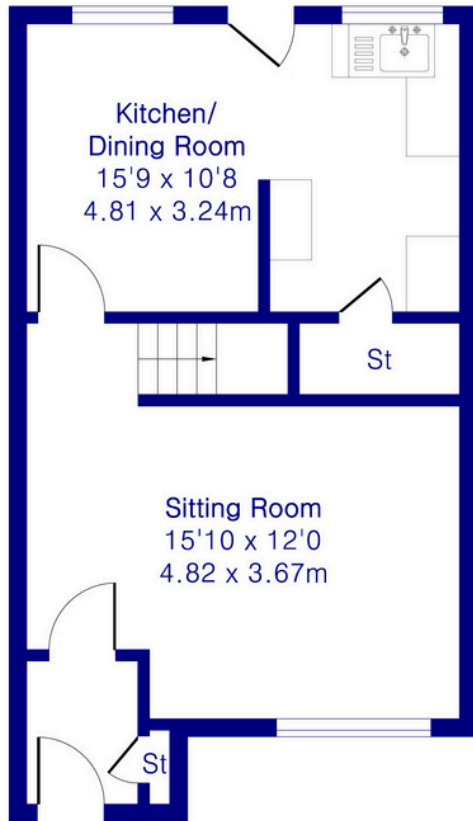
Kidlington is a town with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is also a choice of good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



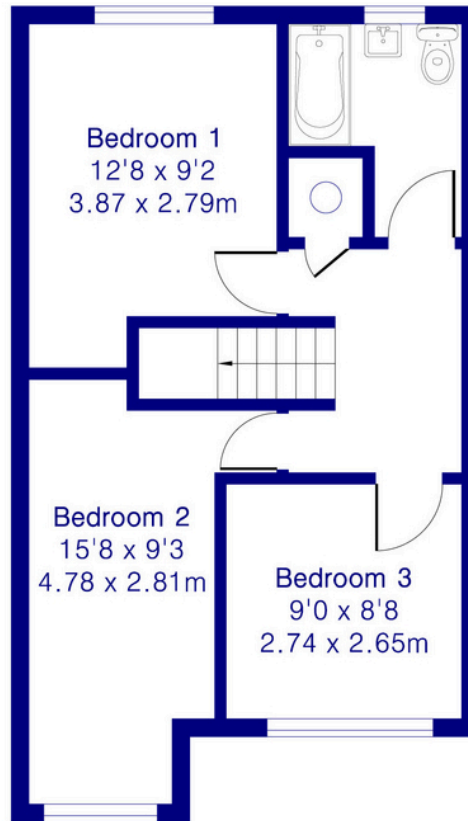
Approximate Gross Internal Area 854 sq ft - 80 sq m

Ground Floor Area 427 sq ft – 40 sq m

First Floor Area 427 sq ft – 40 sq m



Ground Floor



First Floor

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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