



96 Green Road, Kidlington, OX5 2HA

Offers In Excess Of £365,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Situated within easy reach of Kidlington village centre a two bedroom detached bungalow being sold with no onward chain.

Accommodation comprises entrance hall, living room, kitchen, two bedrooms and shower room.

Outbuilding providing store room.

Enclosed rear garden providing patio area with remaining laid to lawn and gated side access.

Driveway parking to front.

No onward chain.

Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available.
- OFCOM checker indicates that there is good coverage outdoor and in home with O2, Three & Vodafone, good outdoor with EE.
- 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.

EPC Rating: D

Council Tax Band: D



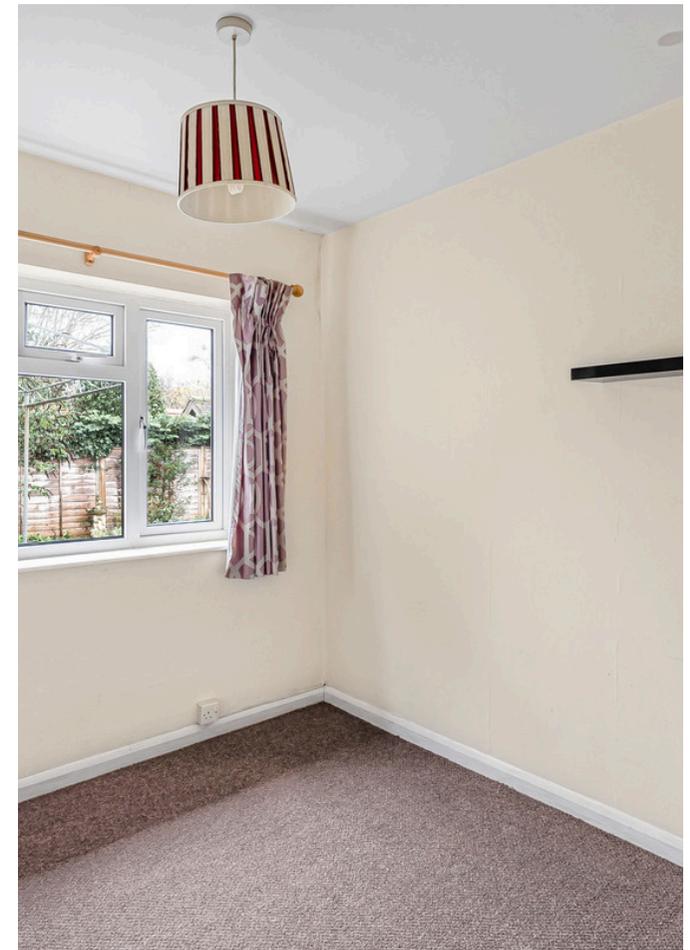


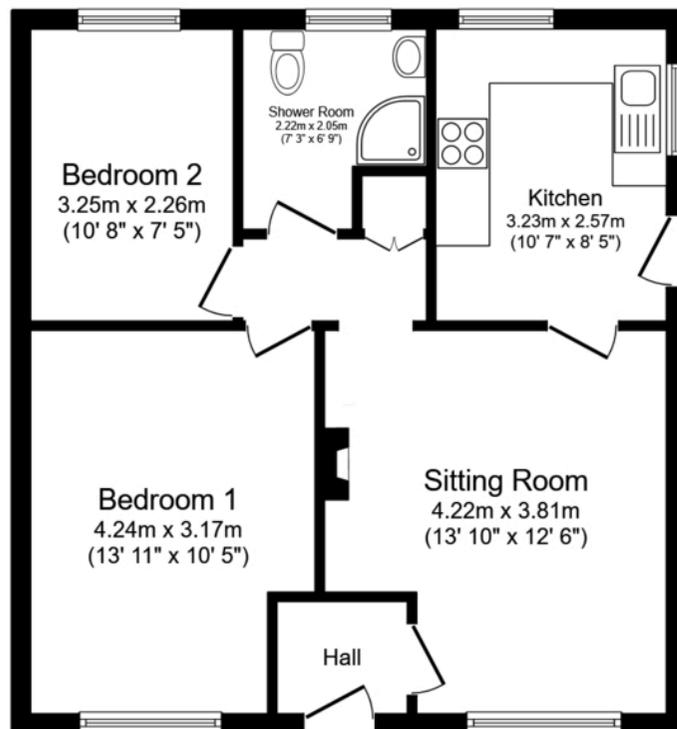
## Key Features

- Detached bungalow
- 2 Bedrooms
- Kitchen
- Living room
- Shower room
- Front & Rear gardens
- Driveway parking
- Close to village centre
- 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.





**Floor Plan**  
 Floor area 53.6 sq.m. (577 sq.ft.)

**Total floor area: 53.6 sq.m. (577 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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