



7 Balliol Close, Tackley, OX5 3AS
Guide Price £425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in the popular village of Tackley a well presented two bedroom, formerly 3, detached bungalow situated within a small close.

Accommodation comprises entrance hall, sitting/dining room enjoying views onto the rear garden, kitchen/dining room, shower room and two bedrooms.

Garage and driveway parking to the front of the property with gated side access.

Rear garden enjoys a patio area with remainder laid to lawn.

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 there is good coverage outdoor and variable in home with O2, EE, Vodafone and Three.
- 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.
- For information on restrictive covenants please contact the office.



Council Tax Band: D

EPC Rating: D



Key Features

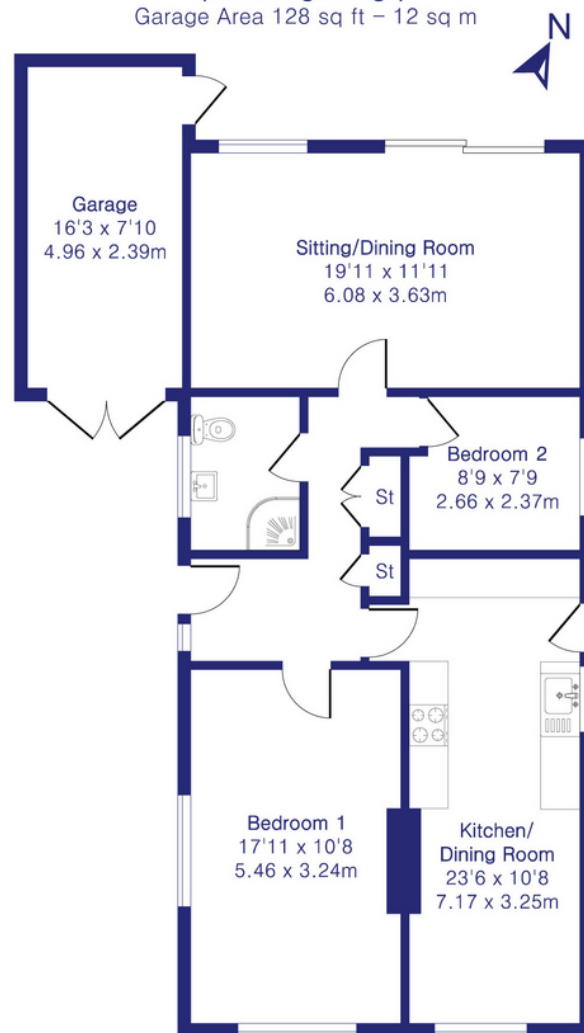
- Village location
- Detached
- Bungalow
- Two bedrooms
- Kitchen/dining
- Sitting room
- Shower room
- Garage with driveway parking
- Garden
- No chain

The Location

Tackley is a pretty and sought after village set c.9 miles North of Oxford. It offers excellent local facilities including a village green, community shop with post office and tea room, a church, primary school and a village pub which serves food. It also benefits from a railway station running services to London, Banbury and Oxford and the new Oxford Parkway Railway Station now open close by at Water Eaton, Kidlington will benefit local residents even further travelling to London. The M40 (J.9) is within 8 miles, giving access to London and the Midlands and there is a bus service to Banbury and Oxford.



**Approximate Gross Internal Area 867 sq ft - 81 sq m
(Excluding Garage)**
Garage Area 128 sq ft - 12 sq m



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.



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