



34 Bowerman Close, Kidlington, OX5 1TP

£175,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Located in a modern cul-de-sac is this ground floor 1 bedroom maisonette offering no chain and making an ideal first time purchase or investment property. The property is located near to the Oxford Canal and bus stops with access to local shops and Kidlington High Street.

The accommodation comprises: Front door leading to the living room with open access to the kitchen doors leading to both the double bedroom and bathroom. Outside there are communal grounds and an allocated parking space.

Additional information to note:

- Length of lease: 146 years still remaining.
- No ground rent.
- No service charge.
- All mains services are connected (except gas).
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates that there is good outdoor mobile voice and data with variable in-home with Three and Vodafone.

EPC Rating: D

Council Tax Band: B



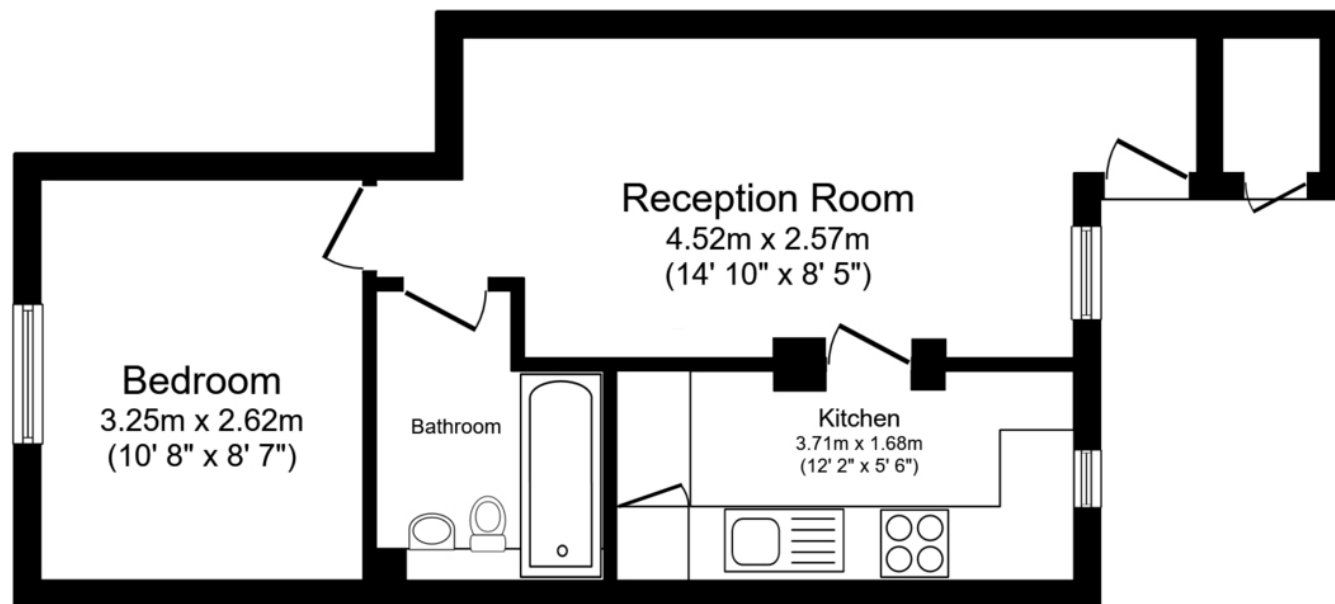


Key Features

- Ground Floor
- Maisonette
- Double Bedroom
- Cul-De-Sac Location
- Double Glazed
- Electric Heating
- Allocated Parking
- Close to Canal and Bus Stop
- No Chain
- Viewing Recommended

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.



Ground Floor

Total floor area: 35.1 sq.m. (380 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

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

THOMAS
MERRIFIELD
SALES LETTINGS