

21 Barn Close, Kidlington, OX5 1SW

Offers In Excess Of £350,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS







The Property

Situated in walkway position is this attractive extended 3 bedroom mid terraced house being presented in good decorative condition and offering a slightly larger living space for a family buyer.

The property comprises: Entrance lobby, entrance hall, lounge/diner, sun room, kitchen with door to utility room. Upstairs there are 3 bedrooms and family bathroom.

Outside there is an easy maintenance rear garden and lawned front, along with a garage located in a nearby block.

Additional information to note:
- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates mobile voice and data is good outdoors with all networks and variable in home with Three.
- 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.

EPC Rating: D
Council Tax Band: C







Key Features

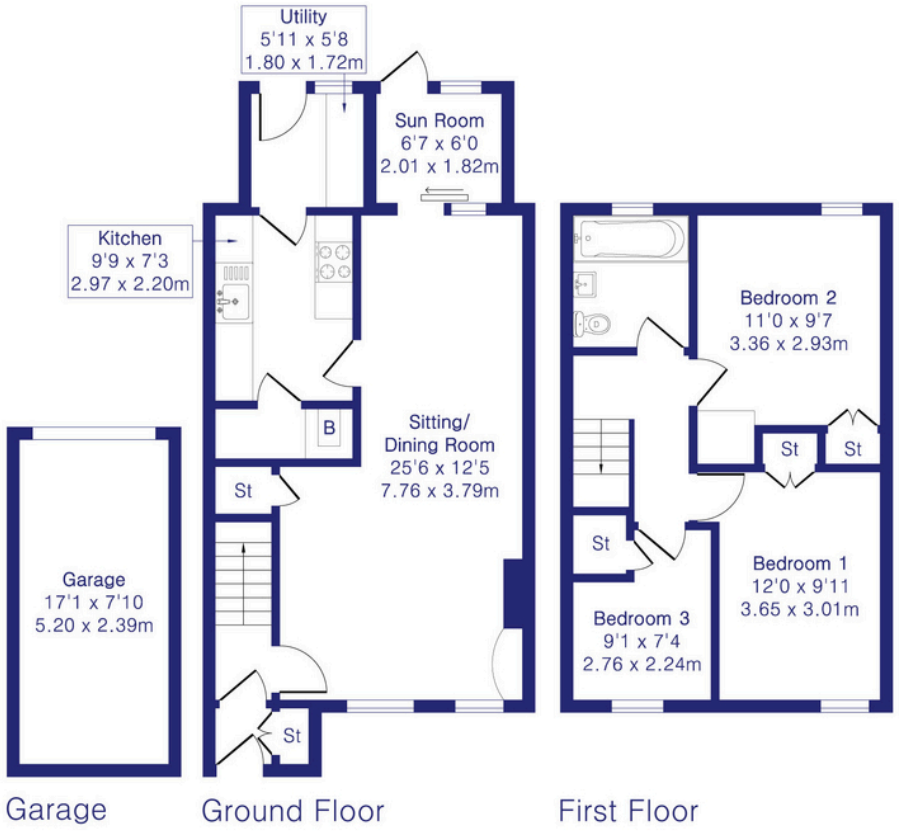
- Attractive Mid Terraced House
- Extended Accommodation
- 3 Bedrooms
- Lounge/Diner
- Sun Lounge
- Kitchen and Utility
- Gas Warm Air Heating
- Double Glazing
- Garage in Block
- Walkway Position

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 923 sq ft - 86 sq m (Excluding Garage)

Ground Floor Area 512 sq ft – 48 sq m
First Floor Area 411 sq ft – 38 sq m
Garage Area 134 sq ft – 12 sq m



PINKPLAN

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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