



30 Thorne Close, Kidlington, OX5 1SJ  
£220,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Situated in a tucked away location at the end of a cul-de-sac is this freehold 1 bedroom cluster house being offered with no chain. The property is located in this popular development and adjacent to open land.

The property comprises: Storm porch with brick built storage shed, lounge, kitchen, double bedroom, bathroom with electric shower over, double glazed, electric heating, attached private garden and allocated parking.

Additional information to note:

- All mains services (except gas) are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker confirms good outdoor mobile voice and data is available with all networks, with variable in-home with EE.
- 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.
- Note: Photos taken prior to property being let.



EPC Rating: D

Council Tax Band: B



## Key Features

- Cluster Home
- Freehold House
- Double Bedroom
- Cul-De-Sac Location
- Attached Private Garden
- Allocated Parking
- Electric Heating
- Popular Location
- No Chain
- Viewing Recommended

## The Location

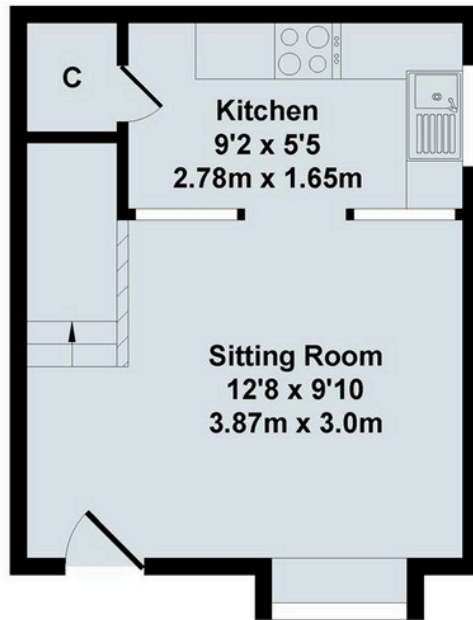
Kidlington is a town with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is also a choice of good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



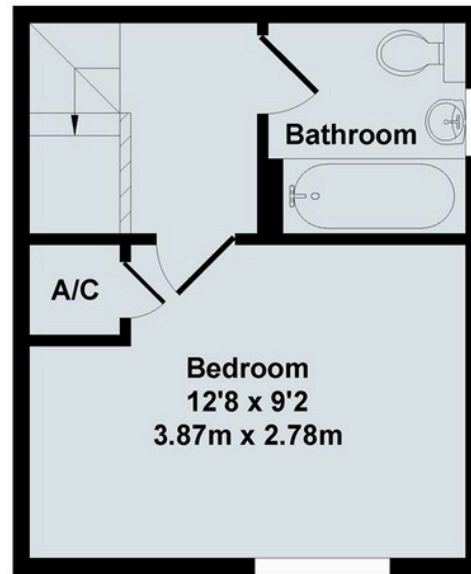
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Ground Floor



First Floor



30 Thorne Close

Total Approx. Floor Area 401 Sq.Ft. (37.30 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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