



9 Lee Close, Kidlington, OX5 2XZ
£275,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Requiring extensive modernisation and improvement is this 3 bedroom mid terraced house in a walkway location situated at the end of a Cul-de-Sac to the north of Kidlington. The property offers vacant possession and the potential to re-model the accommodation.

The property comprises: Entrance lobby, entrance hall, cloakroom, lounge, dining room, kitchen, 3 bedrooms and shower room. Outside there is a family size rear garden which gives access to a residents play area owned by the council.

To the front there is a small open area of garden with communal non-allocated parking area.

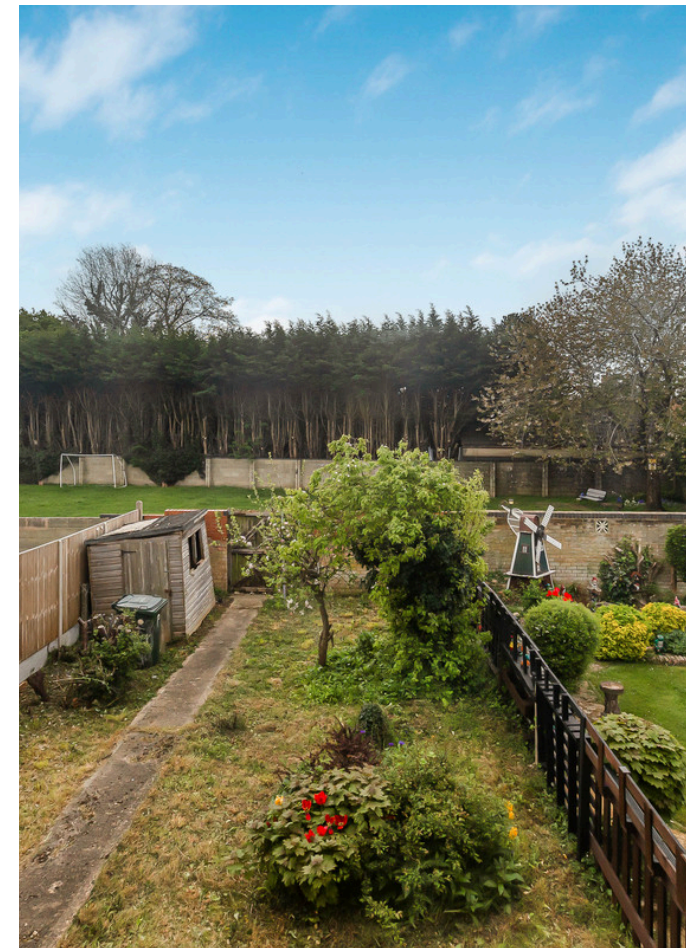
Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates good outdoor mobile voice and data with all networks and variable in home with Three and Vodafone.
- Please note that the radiator in the hallway, the gas fire in the living room and the shower in the bathroom do not work.
- 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: TBC

Council Tax Band: C





Key Features

- Mid Terraced House
- Walkway Location
- Cul-de-Sac Position
- 3 Bedrooms
- 2 Reception Rooms
- Gas Heating to Radiators
- Extensive Work Required
- Great Potential
- No Chain

The Location

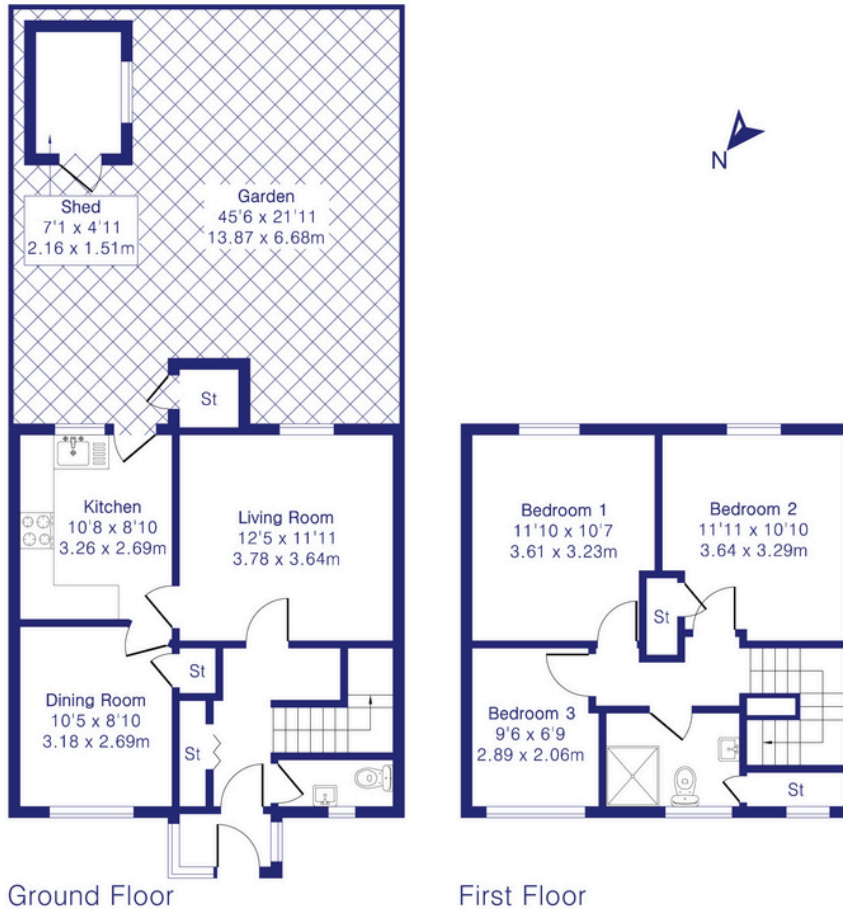
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is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

**Approximate Gross Internal Area 966 sq ft - 89 sq m
(Excluding Outbuilding)**

Ground Floor Area 499 sq ft – 46 sq m

First Floor Area 467 sq ft – 43 sq m

Outbuilding Area 35 sq ft – 3 sq m



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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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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.

