THOMAS MERRIFIELD
SALES LETTINGS

14 Kenville Road,

Kennington, Oxford, OX1 5PJ

14 Kenville Road, Kennington, Oxford, OX1 5PJ

A detached two bedroom bungalow which is offered to market with no upper chain and is set within the popular village of Kennington.

- Detached bungalow
- Two Reception Rooms
- Fitted Kitchen
- Two Bedrooms
- Family Bathroom
- Gas cEntral Heating
- Mature Rear Garden
- No Upper Chain
- EPC Rating: D
- Council Tax Band: D

An opportunity to purchase a well cared for detached two bedroom bungalow, offering scope for updating and the chance to put your own stamp on the property. The accommodation comprises an entrance hall, sitting room, living room, kitchen/breakfast room, two double bedrooms and a bathroom.

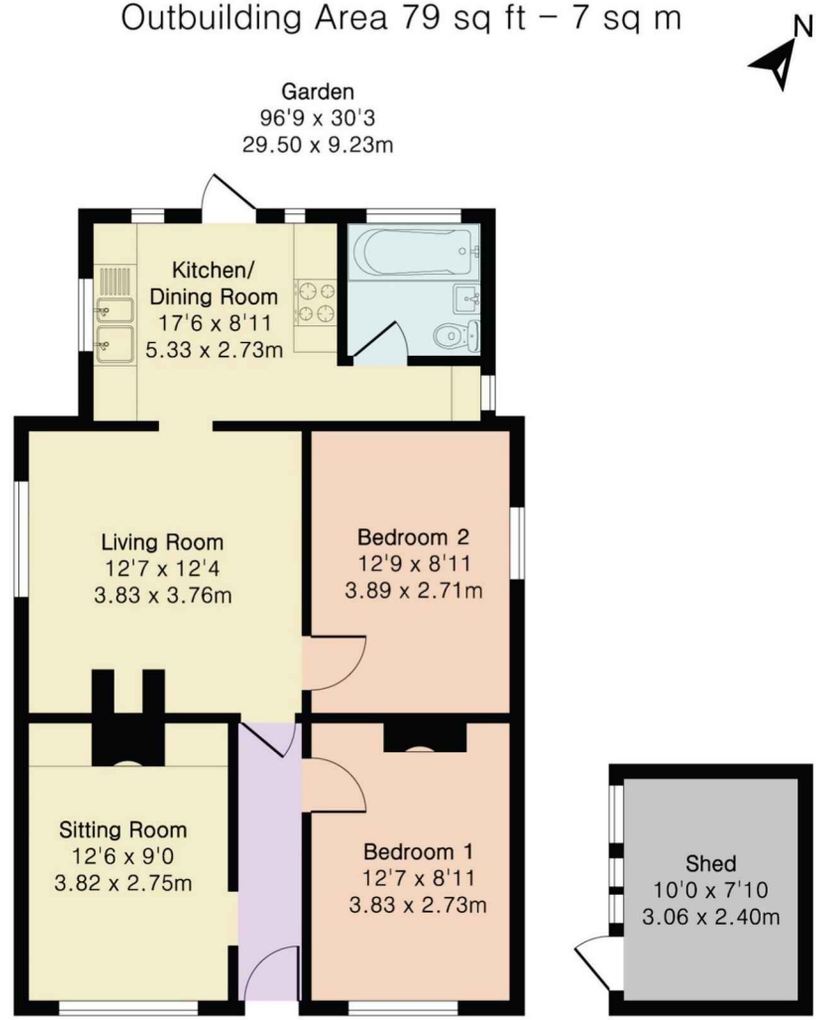
To the front, there is a lawned garden to either side of a concrete pathway leading to the front door, with mature planting and timber gates on both sides providing access to the rear. The rear garden features a block paved seating area with steps down to a lawned garden with established planting and a timber garden shed.

Guide Price £425,000 Freehold

Kenville Road lies in the centre of the popular village of Kennington that sits just off the Oxford ring road and within 4 miles of Abingdon. There is access to both the A34 and A420 as well as rail connections from Oxford and Radley Stations. There is a regular bus service through to both Oxford and Abingdon. The Village plays host to a nunber of amenities including a range of shops serving day to day needs, a prinary school, walks through nearby Bagley Woods and along the River Thames and Sandford Lock.

According to Ofcom, Superfast and Ultrafast Broadband is available and mobile voice and data coverage is good indoors and outdoors with certain networks.

Approximate Gross Internal Area 723 sq ft - 67 sq m
(Excluding Outbuilding)
Outbuilding Area 79 sq ft – 7 sq m



Ground Floor

Outbuilding

THOMAS MERRIFIELD
SALES LETTINGS

HOLYFIELD HOUSE, 1 WALTON WELL ROAD,
OXFORD, OX2 6ED

t. 01865 515000
e. oxford@thomasmerrifield.co.uk
w. thomasmerrifield.co.uk

IMPORTANT NOTICE Thomas Merrifield, their clients and any joint agents 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 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.