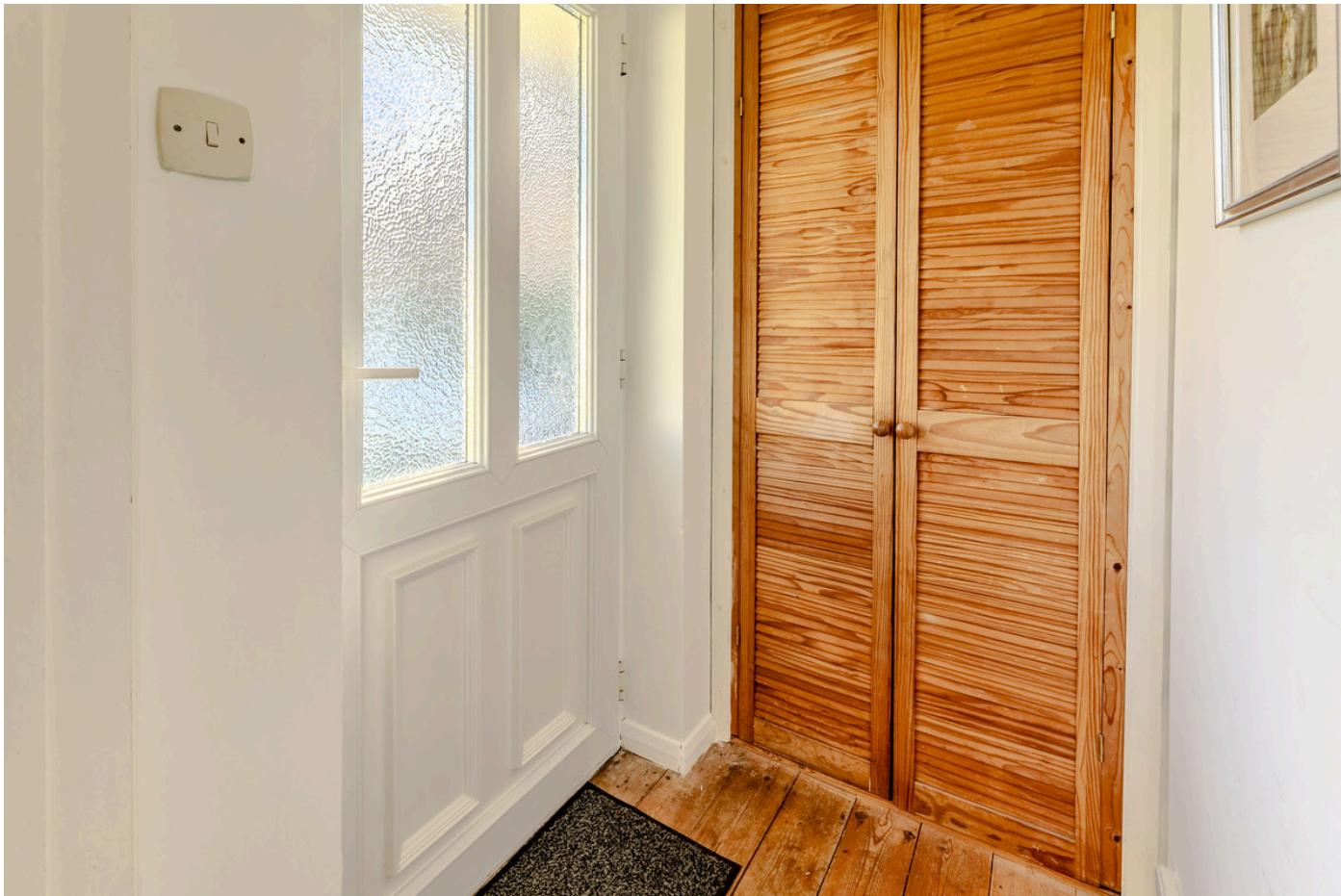




4 Begbroke Crescent, Begbroke, OX5 1RW

Guide Price £340,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in the village of Begbroke a well presented two double bedroom semi detached bungalow with gardens and ample driveway parking.

Accommodation comprises entrance hall, cupboard with recently installed combi boiler, living room, kitchen with integrated oven and hob, shower room, two double bedrooms of which the master bedroom enjoys French doors opening on to the rear garden.

Garden to front laid to lawn. Rear garden enjoying a westerly outlook, laid to lawn with mature planting, raised beds ideal for growing vegetables/fruits.

Garage currently used as a utility / store room.

Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard & Superfast broadband is available at the property.
- OFCOM checker indicates that coverage is good outdoor with Three & EE, variable outdoor with O2 & Vodafone.
- Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; 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.
- For information on restrictive covenants please contact the office.

Council Tax Band: C

EPC Rating: D





Key Features

- Village location
- Semi detached
- Two double bedrooms
- Living room
- Kitchen
- Front and rear gardens
- Ample driveway parking
- Garage

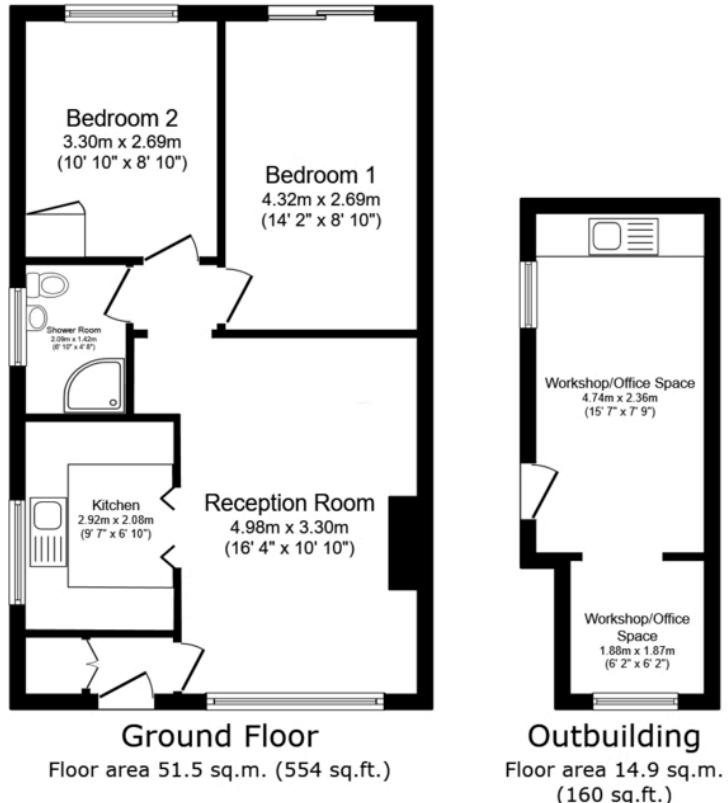
The Location

Begbroke lies c.6 miles North of Oxford straddling the A44. The Village has a village hall with sports and social club, public house with a more comprehensive range of shopping and recreational amenities available in nearby Woodstock and Kidlington. There is a regular bus service to Oxford, Woodstock and a mini bus service operates to Kidlington. The M40 (j.9) is within 10 miles, giving access to London and The Midlands. Access to railways are at Oxford (4 miles) and Bicester (10 miles) – London 60 mins approx. and the new Oxford Parkway Railway Station now open at Water Eaton, Kidlington will benefit local residents even further travelling to London.



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.



Total floor area: 66.4 sq.m. (715 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

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