



24 Almond Avenue, Kidlington, OX5 1EN
£375,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A 1950's 3 bedroom semi-detached family home having been owned by the same family for decades located in this popular location with a good size garden backing onto Ron Groves Recreation Grounds. This ideal family home requires modernisation and improvements and offers great potential for extending (subject to planning).

The property comprises: Entrance hall, lounge/diner, kitchen, 3 good sized bedrooms and a family bathroom. The house is complimented by double glazing and gas heating to radiators.

Outside there is a good size rear garden backing onto playing fields. To the front there is a gravelled area for car parking and a shared driveway leading to a detached garage.

Additional information to note:

- All mains services are connected.
- Gas boiler is a back boiler in dining area.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates good outdoor mobile and data with all networks and variable in-home with EE, O2 and 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.
- GOV.UK website identifies low risk of flooding with a medium risk between 2040-2060.
- For information on restrictive covenants please contact the office.



EPC Rating: D

Council Tax Band: C



Key Features

- 1950's Semi-Detached House
- Family House
- 3 Good Sized Bedrooms
- Lounge/Diner
- Gas Heating to Radiators
- Double Glazing
- Good Sized Garden
- Backing onto Recreation Playing Fields
- Requires Modernisation
- 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.



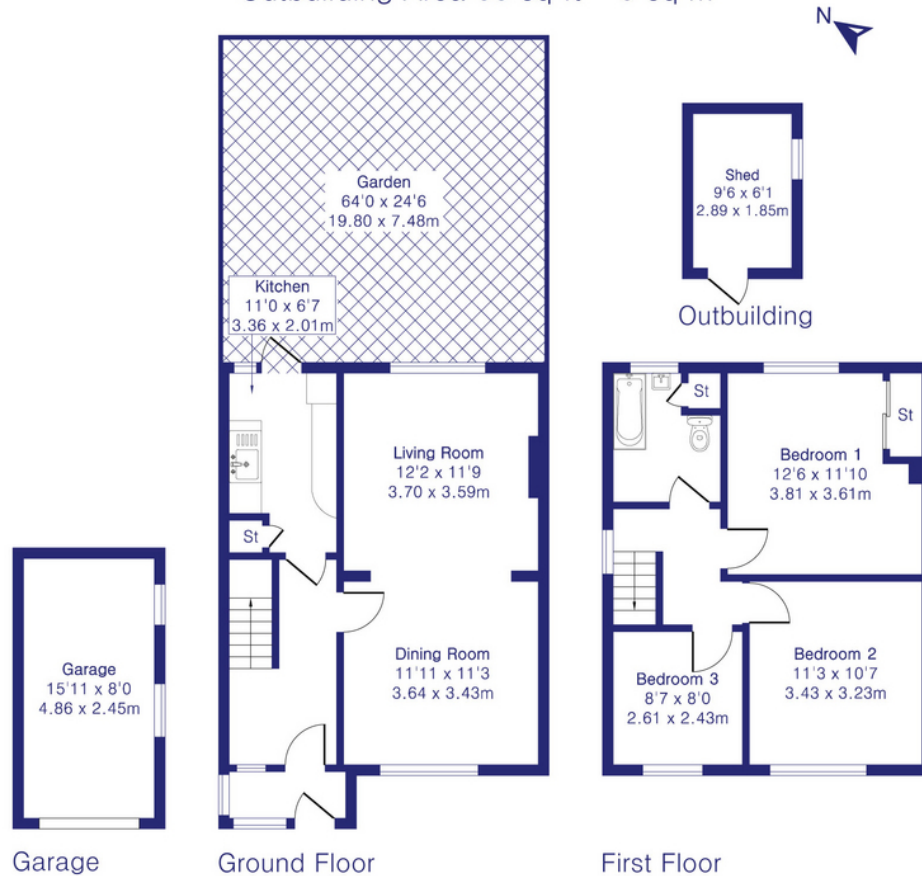
**Approximate Gross Internal Area 935 sq ft - 87 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 479 sq ft – 45 sq m

First Floor Area 456 sq ft – 42 sq m

Garage Area 128 sq ft – 12 sq m

Outbuilding Area 58 sq ft – 5 sq m



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.

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