



36 Evenlode Crescent, Kidlington, OX5 1RF

Guide Price £260,000 Share of Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

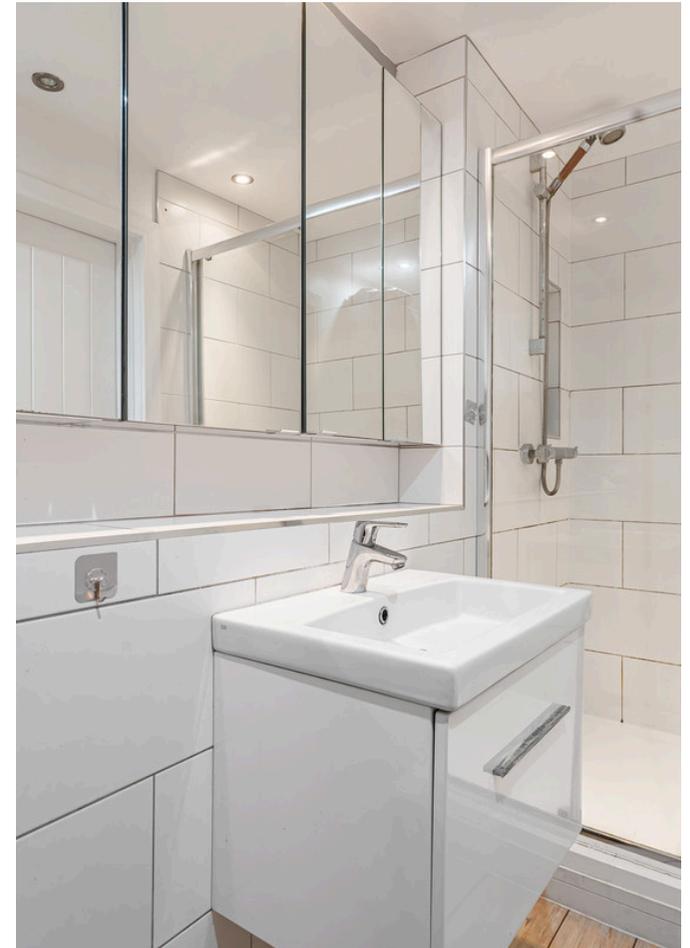
We are delighted to offer this stunningly presented 1 bedroom house with share of freehold located on the outskirts of Kidlington in a no-through road. The property offers deceptively spacious accommodation and comprises of good size entrance hall with built-in storage cupboard housing gas combi boiler and stairs leading to the first floor and opens up to a modern kitchen with drop down kitchen table and fitted appliances with access to the sitting room with double doors leading to a good sized garden. Upstairs the landing enjoys views to the front towards an open green. Doors lead to a double bedroom with view over the garden and a modern shower room. Outside there is a paved patio area with artificial grass with raised decking area with LED lighting and timber garden shed and access to the front with parking for 1 car.

There is visitors parking situated at the top of the road.

Additional information to note:

- All mains services are connected.
- Share of Freehold
- 999 Year Lease from 25/03/2014
- No Ground Rent and No Service Charge
- OFCOM checker indicates that standard to superfast broadband is available.
- OFCOM checker indicates that there variable coverage outdoor with O2 & Vodafone, Good outdoor with Three and Good outdoor and variable in-home with EE.
- 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.
- Council Tax Band: A - EPC Rating: C





## Key Features

- 1 Bedroom House
- Share of freehold
- Private garden
- Parking
- No through road
- Kitchen
- Living room
- Pleasant aspect to front
- Bathroom

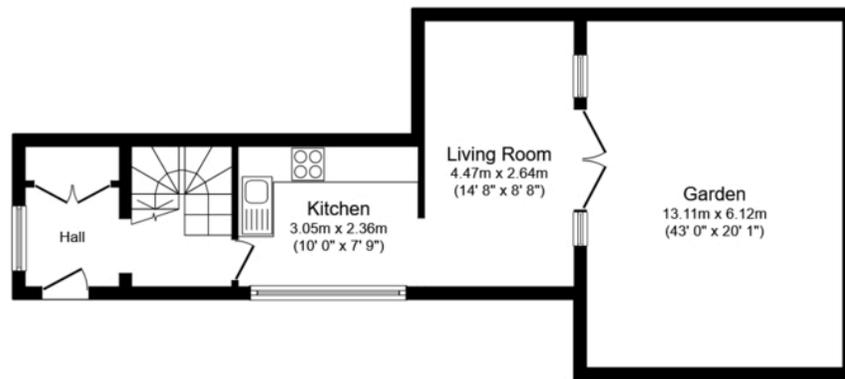
## The Location

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.

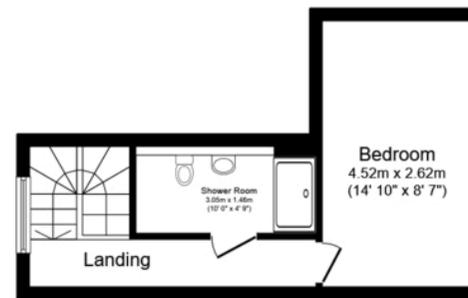
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other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



**Ground Floor**  
Floor area 53.5 sq.m. (576 sq.ft.)



**First Floor**  
Floor area 23.0 sq.m. (248 sq.ft.)

**Total floor area: 76.5 sq.m. (824 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](http://www.Propertybox.io)

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