



36 Morton Avenue, Kidlington, OX5 1BT
£375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An attractive bay window semi-detached family home located in this popular road with access to primary school, local shop, bus stop and Oxford Canal. The accommodation comprises: entrance lobby, entrance hall, bay window lounge/diner, fitted kitchen, 3 bedrooms, bathroom. The property is complimented by gas heating to radiators and double glazing. Outside there is a paved, well stocked rear garden. To the front there is a gravelled area for off-street parking and a shared driveway leading down to the garage.

Additional information to note:-

- All main services are connected.
- OFCOM checker indicates standard to ultrafast broadband is available.
- OFCOM checker indicates that there is good outdoor mobile data of voice with all networks with variable in home with 3 and Vodafone.
- 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.



Council Tax Band: C
EPC Rating: D



Key Features

- Bay Window Semi-Detached
- 3 Bedrooms
- Lounge/Diner
- Gas Heating to Radiators
- Double Glazing
- Garage & Parking
- Popular Location
- Good Size Garden
- No Chain
- Viewing Recommended

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.





Total floor area: 92.2 sq.m. (993 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

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.

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

THOMAS
MERRIFIELD
SALES LETTINGS