



29 Osborne Close, Kidlington, OX5 1TU
£375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An ideal 3 bedroom end of terraced family home offering in our opinion spacious accommodation with good size gardens backing onto the Oxford Canal. The property is located in a popular cul-de-sac which provides access to local shop, schooling and bus stops.

The accommodation comprises: Entrance hall, modern kitchen/diner, good size lounge with double doors leading to the garden, 3 bedrooms, family bathroom and separate WC. The property is complimented by gas heating to radiators and double glazing.

Outside there is a good size rear garden with block paviour driveway to the front providing off street parking, along with additional residents parking available nearby.

Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates good outdoor mobile voice and data with all networks and variable in-home with 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.

EPC Rating: D

Council Tax Band: C





Key Features

- End Terraced House
- 3 Bedrooms
- Modern Kitchen/Diner
- Good Size Lounge
- Gardens backing onto Canal
- Gas Heating to Radiators
- Double Glazed
- Driveway
- Cul-De-Sac Location
- Viewing Recommended

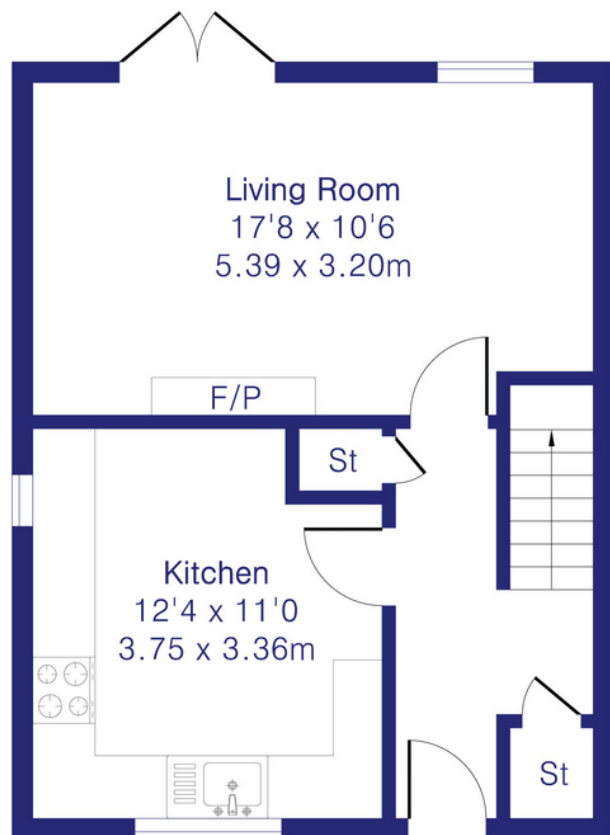
The Location

Kidlington is a town 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.

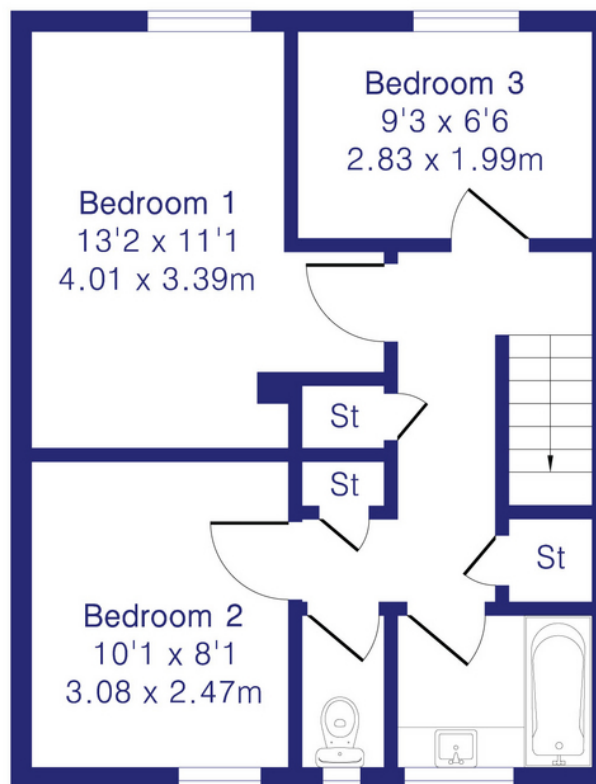
Approximate Gross Internal Area 822 sq ft - 76 sq m

Ground Floor Area 411 sq ft – 38 sq m

First Floor Area 411 sq ft – 38 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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