



19 Osborne Close, Kidlington, OX5 1TU

£375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A 3 bedroom end terraced family home offering in our opinion spacious accommodation and good storage. The property is well presented and would make an ideal family home. Osborne Close is a quiet cul-de-sac situated near to the Oxford Canal, local shop, schooling and bus stops.

The accommodation comprises: Entrance hall, cloakroom, living room, kitchen, 3 bedrooms and family bathroom. Outside there is a level garden with decking area, side access to the front and parking for 2 cars. Additional residents parking is available to the side of the house.

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.
- Electric sub-station situated next to property.
- 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: C

Council Tax Band: C



Key Features

- End Terraced House
- 3 Bedrooms
- Modern Kitchen
- Modern Bathroom
- South-Westerly Facing Garden
- Gas Heating to Radiators
- Double Glazing
- No Chain
- Close to Oxford Canal
- Viewing Recommended

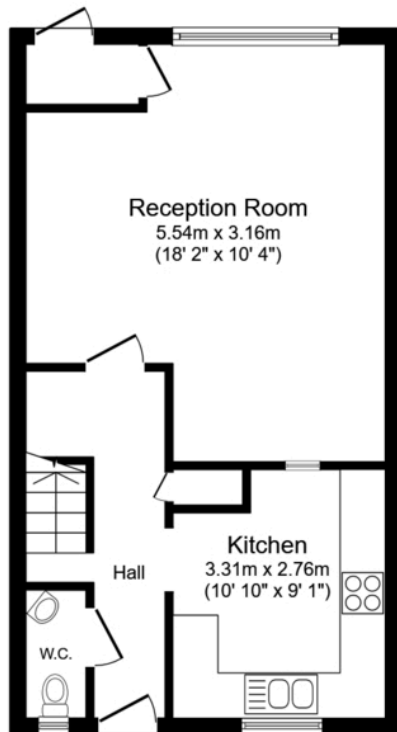
The Location

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.

Thomas Merrifield and their clients give notice that:

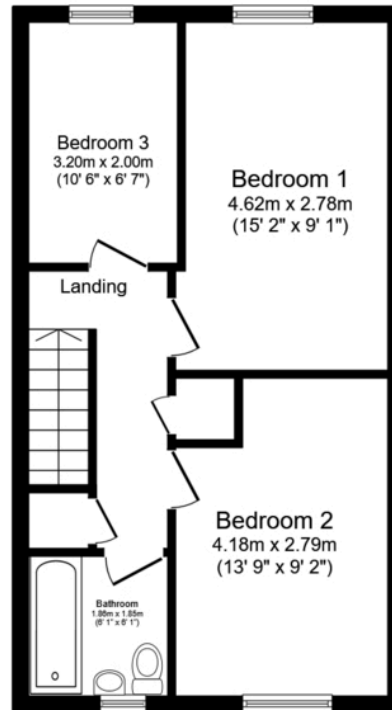
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other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



Ground Floor

Floor area 42.6 sq.m. (459 sq.ft.)



First Floor

Floor area 42.6 sq.m. (459 sq.ft.)

Total floor area: 86.0 sq.m. (934 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

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