



2 Franklin Close, Kidlington, OX5 2PT

£485,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

We are delighted to offer this individual 2 bedroom detached house which was built in 1993 and forms part of this small cul-de-sac of 5 properties. Franklin Close is located in the attractive Old Kidlington area and is within the conservation area. Access to Kidlington High Street, St Mary's Church, bus stops and open countryside is all within easy reach.

The property comprises: Entrance hall, good size downstairs cloakroom, double aspect lounge with replacement double glazed window and patio doors leading to the rear garden, kitchen/diner, 2 double bedrooms and family bathroom.

Outside the property enjoys a lovely southerly facing rear garden with a good size side garden along with an attached garage to the side. The property is complimented by gas heating to radiators and double glazing. An internal inspection is strongly recommended.

Additional information to note:

- All mains services are connected.
- The property has timber and uPVC double glazed windows.
- The property is in a conservation area.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker confirms good outdoor mobile and data is available with EE and O2, good outdoor and in-home with Vodafone, good outdoor and variable in-home with Three.
- For information on restrictive covenants please contact the office.



EPC Rating: D

Council Tax Band: D



Key Features

- Individual Detached House
- 2 Double Bedrooms
- Kitchen/Diner
- Double Aspect Lounge
- Cloakroom
- Gas Heating to Radiators
- South Facing Garden
- Garage
- Cul-de-Sac Location
- No Chain

The Location

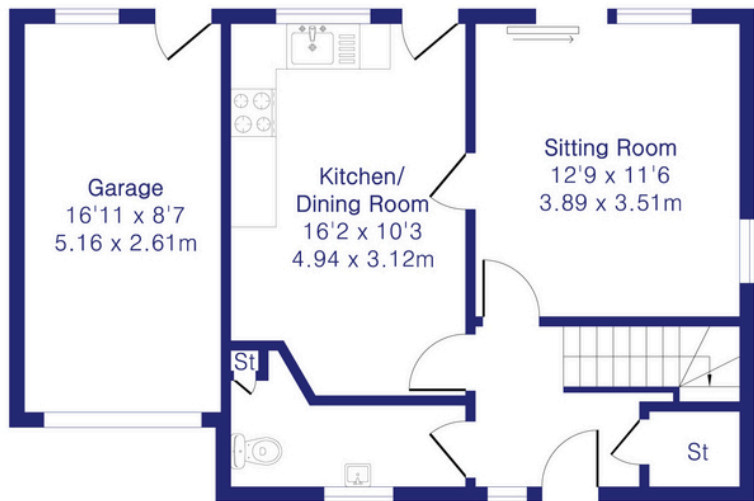
Kidlington is a town with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is also a choice of good 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

Approximate Gross Internal Area 894 sq ft - 84 sq m (Excluding Garage)

Ground Floor Area 447 sq ft – 42 sq m

First Floor Area 447 sq ft – 42 sq m

Garage Area 145 sq ft – 13 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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