



44 Hazel Crescent, Kidlington, OX5 1EQ
£325,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Requiring modernisation and improvement is this attractive bay window semi-detached house located in a popular residential road with access to local schools, shops and Oxford Parkway Train Station.

The accommodation comprises: Entrance hall, bay window lounge, dining room, kitchen, lean to conservatory, 2 double bedrooms along with a small bedroom/nursery, family bathroom.

Outside there is a good size rear garden with detached single garage approached by a shared driveway and an enclosed front garden.

Additional information to note:

- All mains services are connected.
- Timber framed double glazed windows and doors.
- No central heating.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates good outdoor mobile voice and data with variable in-home with EE, O2 and Three.
- 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: E

Council Tax Band: C





Key Features

- Bay Windowed Semi-Detached House
- 2 Bedrooms & Nursery
- 2 Reception Rooms
- Conservatory
- Good Size Garden
- Garage
- Double Glazing
- No Chain
- Requires Improvement
- Close to Train Station

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.

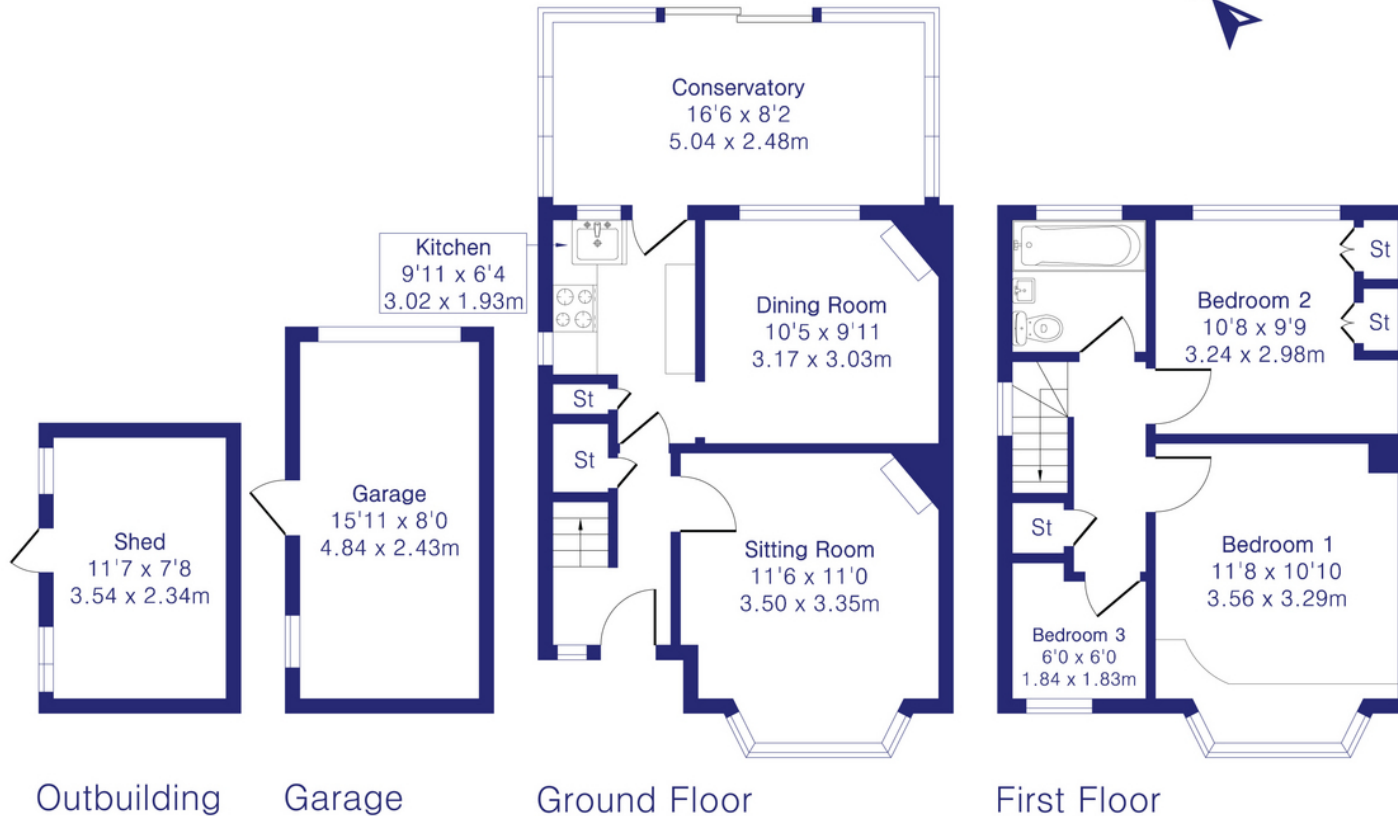
**Approximate Gross Internal Area 886 sq ft - 82 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 508 sq ft – 47 sq m

First Floor Area 378 sq ft – 35 sq m

Garage Area 127 sq ft – 12 sq m

Outbuilding Area 89 sq ft – 8 sq m



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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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.

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