

184 The Moors, Kidlington, OX5 2AD

Guide Price £700,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS







The Property

Situated in this popular location a detached three bedroom, currently configured as two, property with detached one bedroom annexe being sold with no onward chain.

Offering spacious and flexible accommodation to include entrance hall, cloak room, living/dining, kitchen, bedrooms and bathroom.
Annexe comprises entrance hall, living/dining room, bathroom and double bedroom.
Driveway parking to front with side access.
A good sized rear garden with patio area and remaining laid to lawn with mature shrubs.

No onward chain.

Additional information to note:
- Mains electricity, water and drainage.
- OFCOM checker confirms standard to ultrafast is available.
- OFCOM checker indicates good outdoor and in home with EE, good outdoor with Three and Vodafone, variable outdoor with O2.
- Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; 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.
- For information on restrictive covenants please contact the office.

EPC Rating: E
Council Tax Band: F







Key Features

- 3 Bedroom detached with 1 bedroom detached annexe
- Non estate location
- Living/dining room
- Kitchen
- Cloak room
- Bathroom
- Driveway parking
- Good sized rear garden
- No chain

The Location

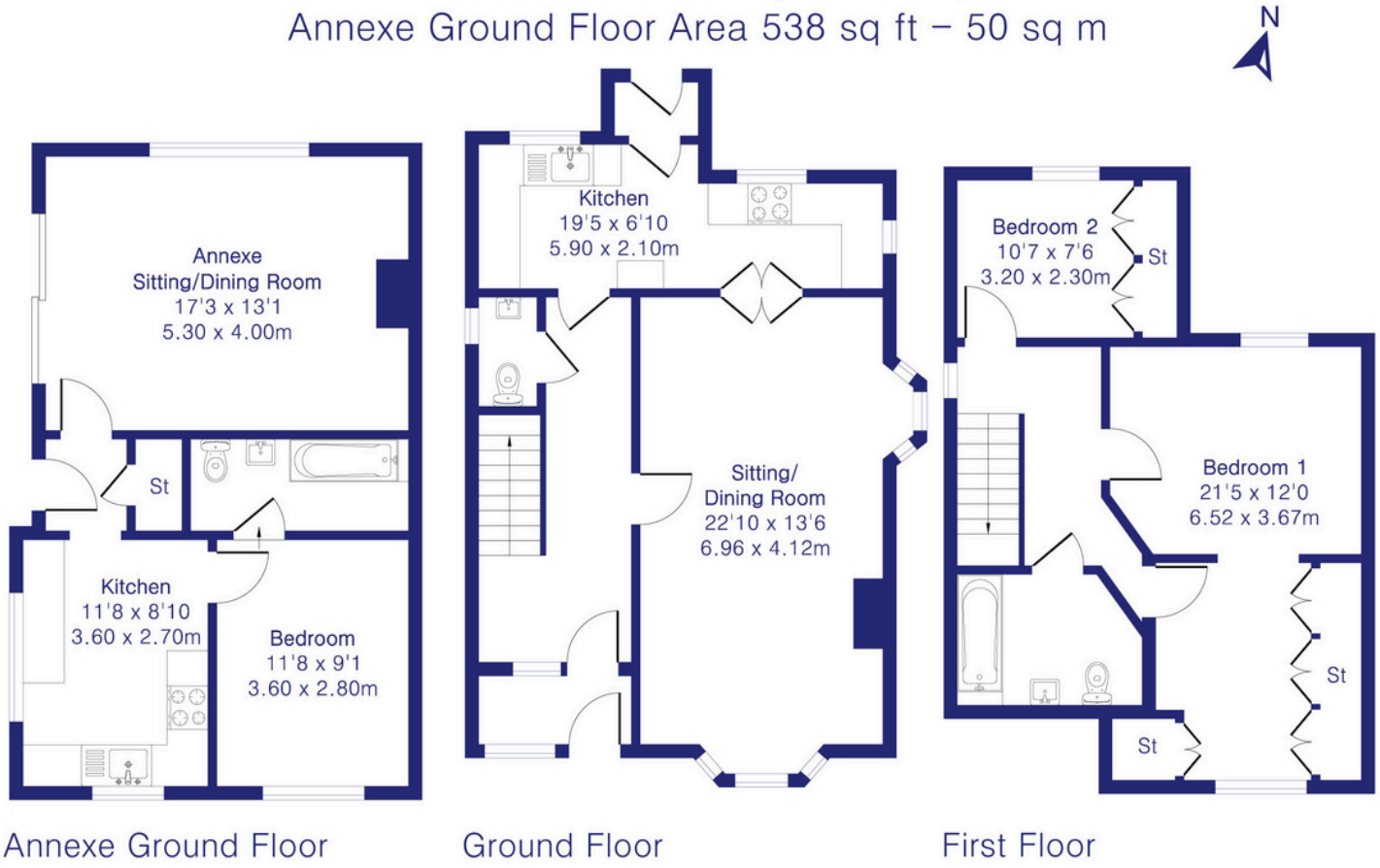
Kidlington is a town with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is also a choice of good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

Approximate Gross Internal Area 1561 sq ft - 145 sq m

Ground Floor Area 564 sq ft – 52 sq m

First Floor Area 459 sq ft – 43 sq m

Annexe Ground Floor Area 538 sq ft – 50 sq m



Annexe Ground Floor | Ground Floor | First Floor

PINKPLAN

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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