

Morton Avenue, Oxon, OX5 1BT

£425,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS


loved







The Property

An updated and extended 3 bedroom semi-detached family home, providing excellent family accommodation where an internal inspection is strongly recommended.

The property comprises:- entrance porch, entrance hall, lounge, re-fitted kitchen/diner/family room, with doors leading to the rear garden. Upstairs there are 3 good sized bedrooms and a re-fitted shower room. The property is complimented by gas central heating to radiators and double glazing.

Outside there is a pleasant Westerly facing rear garden, a larger than average garage and parking for 2 cars to the front and 1 to the rear. The property is located in the popular Garden City development with access to bus stops, Oxford Parkway Train Station, schooling and shops.

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 and in-home mobile with EE, good outdoor mobile with O2, good outdoor and variable in-home mobile with Three.

EPC Rating: C
Council Tax Band: C







Key Features

- 3 Bedrooms
- Extended to Rear
- Refitted Kitchen
- Refitted Shower Room
- Westerly Facing Garden
- Larger than Average Garage
- Double Glazing
- Parking for 3 Vehicles
- Gas Central Heating (boiler less than 2 years old)
- 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 1000 sq ft - 93 sq m
(Excluding Garage)

Ground Floor Area 564 sq ft – 52 sq m
First Floor Area 436 sq ft – 41 sq m
Garage Area 202 sq ft – 19 sq m



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.

THOMAS MERRIFIELD
SALES LETTINGS

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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.

Kidlington Office
1B The Hampden Building, High Street
Kidlington, Oxfordshire, OX5 2DH

T 01865 379 880
E kidlington@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

THOMAS MERRIFIELD
SALES LETTINGS