



60 Marlborough Avenue, Kidlington, OX5 2AP

Offers Over £375,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A well presented three bedroom semi detached home with a good sized southerly facing rear garden.

Accommodation comprises entrance hall, living room, kitchen/dining room, cloak room.

On the first floor there are three bedrooms and family bathroom.

Garden to front providing side access to rear garden. A good sized rear garden enjoying a south westerly aspect, mainly laid to lawn.

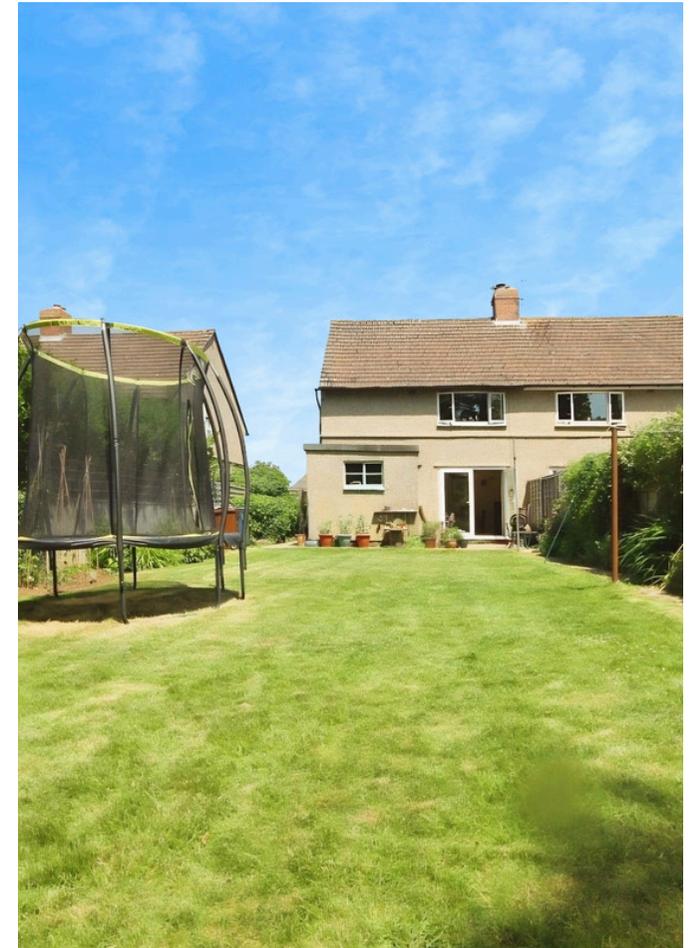
Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available.
- OFCOM checker indicates that there is good coverage outdoor with O2 & Vodafone, good outdoor and in home with EE & good outdoor and variable in home with Three.
- 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.

EPC Rating: D

Council Tax Band: C





## Key Features

- Semi detached
- Three bedrooms
- Living room
- Kitchen/dining
- Bathroom
- cloak room
- Southerly facing rear garden
- Close to the centre of Kidlington
- Easy access for bus stops

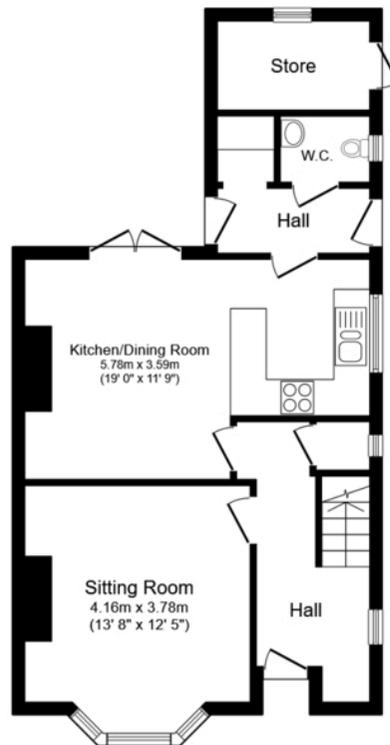
## The Location

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 and the Oxford Canal are within easy walking distance of the property.

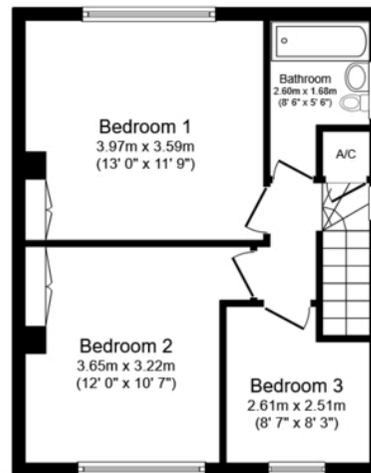
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**Ground Floor**  
Floor area 52.9 sq.m. (569 sq.ft.)



**First Floor**  
Floor area 42.6 sq.m. (458 sq.ft.)

**Total floor area: 95.5 sq.m. (1,028 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](http://www.Propertybox.io)

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