

Oxford Road, Kidlington, OX5 1ED

allen & harris

welcome to

Oxford Road, Kidlington

Allen & Harris are proud to offer to the market this three-bedroom property situated in a convenient location within Kidlington giving great access to local amenities and local shops. Allen & Harris are proud to offer to the market this three-bedroom property situated in a convenient location within Kidlington giving great access to local amenities and local shops. The property is approached via an entrance hall giving access to the living room and kitchen. The living room has a feature bay window to the front of the property. The kitchen has a range of eye and base level units with built in electric hob, built in extractor fan, built in oven and cupboard housing the gas central heating boiler. To the rear of the ground floor is a dining room that has sliding doors leading out to the rear garden. To the first floor the property offers three bedrooms and a modern family shower room with ceramic tiled floor and a separate w/c. Externally, there is a pleasant rear garden mainly laid to lawn with access to a garage accessed from the front via a shared driveway. To the front of the property there is a lawn area enclosed by a dwarf wall. The property is offered for sale with no onward chain.



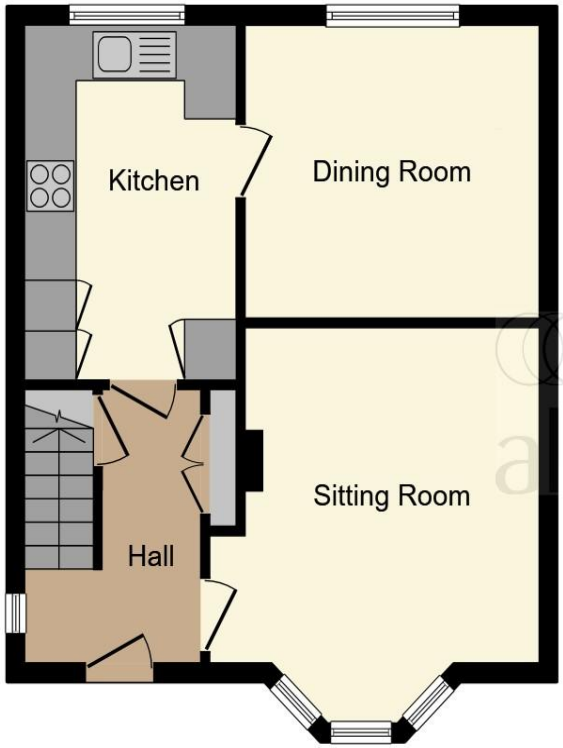








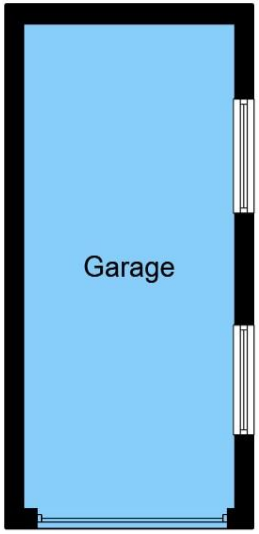




Ground Floor



First Floor



Garage

Entrance Hall

Living Room
14' 1" x 11' (4.29m x 3.35m)

Dining Room
11' 1" x 10' 3" (3.38m x 3.12m)

Kitchen
12' 1" x 7' 9" (3.68m x 2.36m)

Bedroom One
12' 2" x 11' 2" (3.71m x 3.40m)

Bedroom Two
11' 2" x 10' (3.40m x 3.05m)

Bedroom Three
9' 3" x 7' 9" (2.82m x 2.36m)

Shower Room

Seperate W/C

Rear Garden

Garage

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

welcome to

Oxford Road, Kidlington

- No Onward Chain
- Two Reception Rooms
- Generous Rear Garden
- Garage
- Shower Room With Separate W/C

Tenure: Freehold EPC Rating: D
Council Tax Band: D

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

guide price

£425,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/RSH106767

The Property Ombudsman

Property Ref:
RSH106767 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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