

11 The Closes, Kidlington, OX5 2DP

Offers In Excess Of £350,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS







The Property

A well presented three bedroom semi detached property with garage close to the centre of Kidlington being sold with no onward chain.

Accommodation comprises entrance porch leading to inner hall, living room, kitchen/dining room, cloak room, utility room with door opening on to the rear garden.
On the first floor there are three bedrooms and a bathroom.
Low maintenance garden to front. A low maintenance rear garden with gated side access.
Garage in block.
The property is ideally located for easy access to Kidlington centre which offers a variety of local shops and bus stops.

No onward chain.

Material information to note.
- Mains electricity and water are connected to this property
- According to OFCOM checker standard and superfast broadband is available at this property.
- According to OFCOM checker coverage is good in outdoor and in home with EE & O2, Three & Vodafone.
- 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.

Council Tax Band: C
EPC Rating: E







Key Features

- Semi detached
- Three bedrooms
- Living room
- Kitchen/dining
- Bathroom
- Gardens
- Garage
- No chain
- Close to Kidlington centre

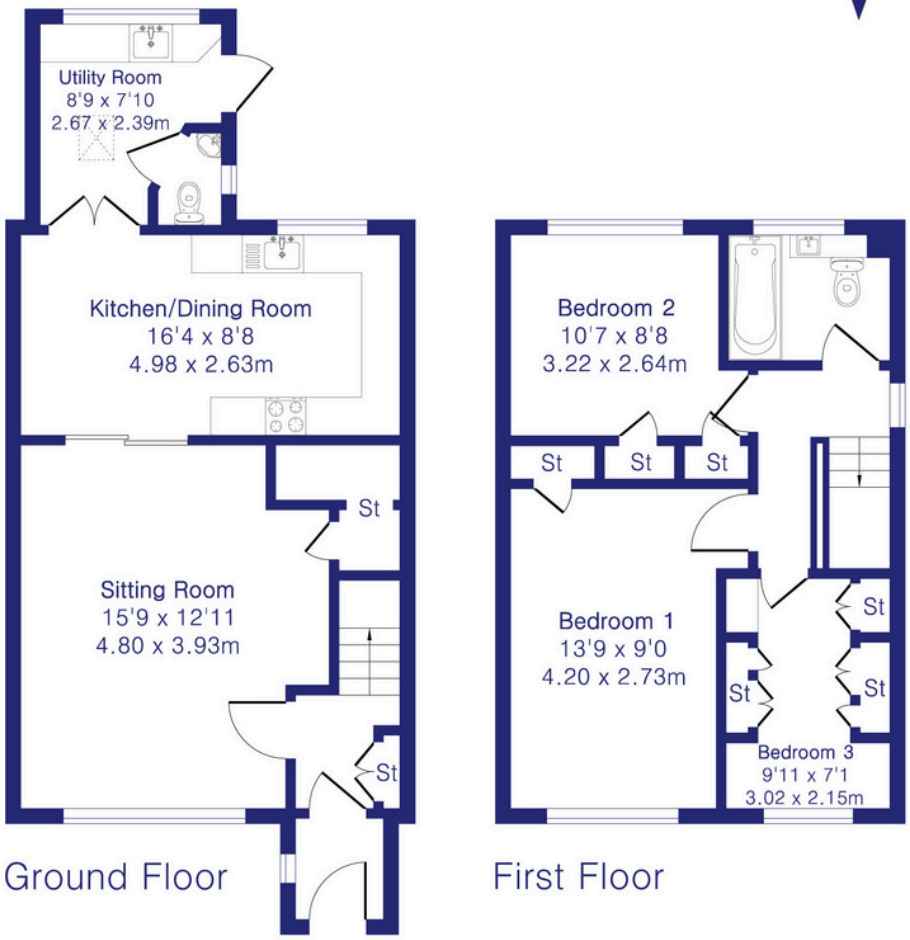
The Location

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 897 sq ft - 83 sq m

Ground Floor Area 493 sq ft – 45 sq m

First Floor Area 404 sq ft – 38 sq m



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.

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