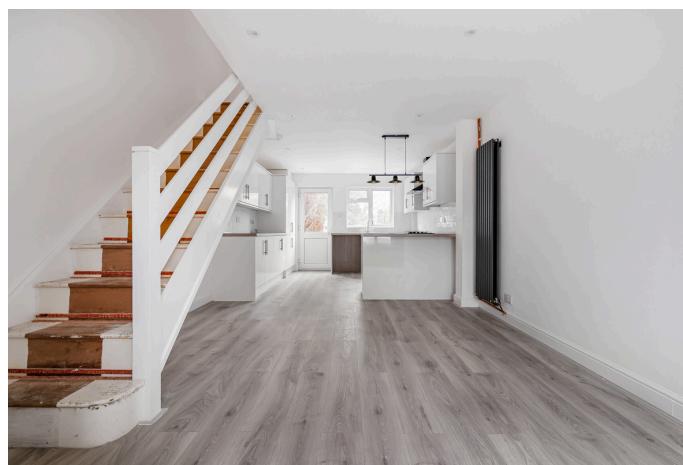
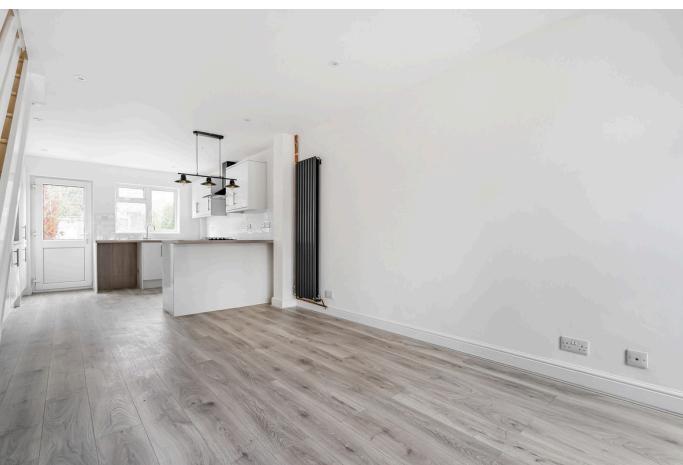




25 Wilsdon Way, Kidlington, OX5 1TN

Guide Price £295,000 Freehold

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The Property

A mid terraced house situated in a cul-de-sac location offering open plan living space with brand new kitchen. The property is offered with no chain and viewing is recommended. The house is located in a cul-de-sac forming part of this popular development and comprises: Entrance hall, open plan living/kitchen, landing, 2 double bedrooms and bathroom. The property is complimented by gas heating to radiators and double glazing.

Outside there is a private rear garden and 2 allocated parking spaces.

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 there is good outdoor mobile and data with all providers.
- Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. 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: C

Council Tax Band: C

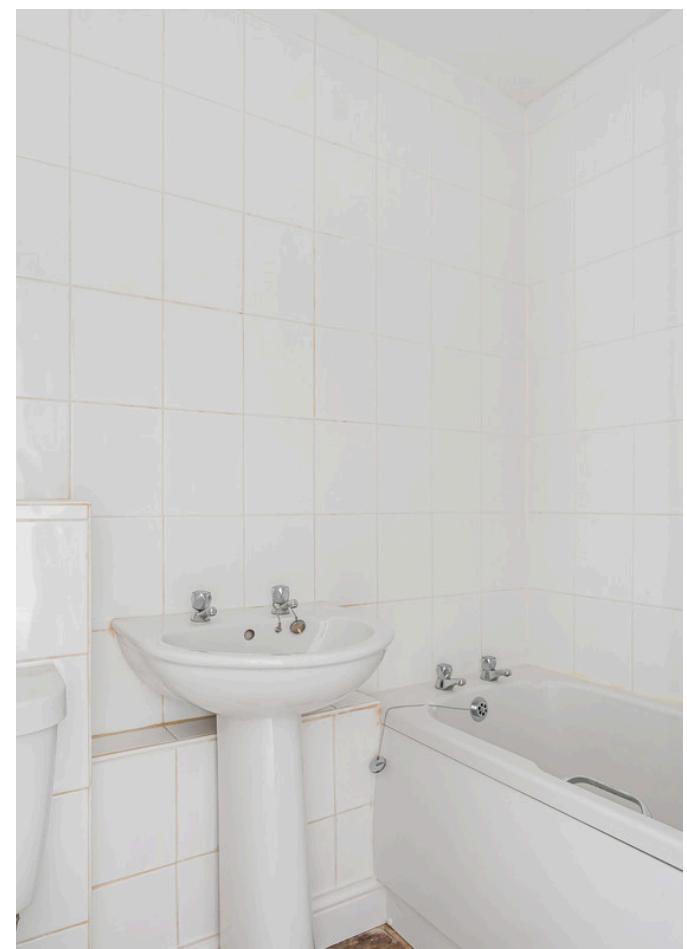


Key Features

- Mid Terraced House
- 2 Double Bedrooms
- Brand New Kitchen
- Gas Heating to Radiators
- Double Glazed
- 2 Parking Spaces
- Private Garden
- Cul-De-Sac Location
- No Chain
- Viewing Recommended

The Location

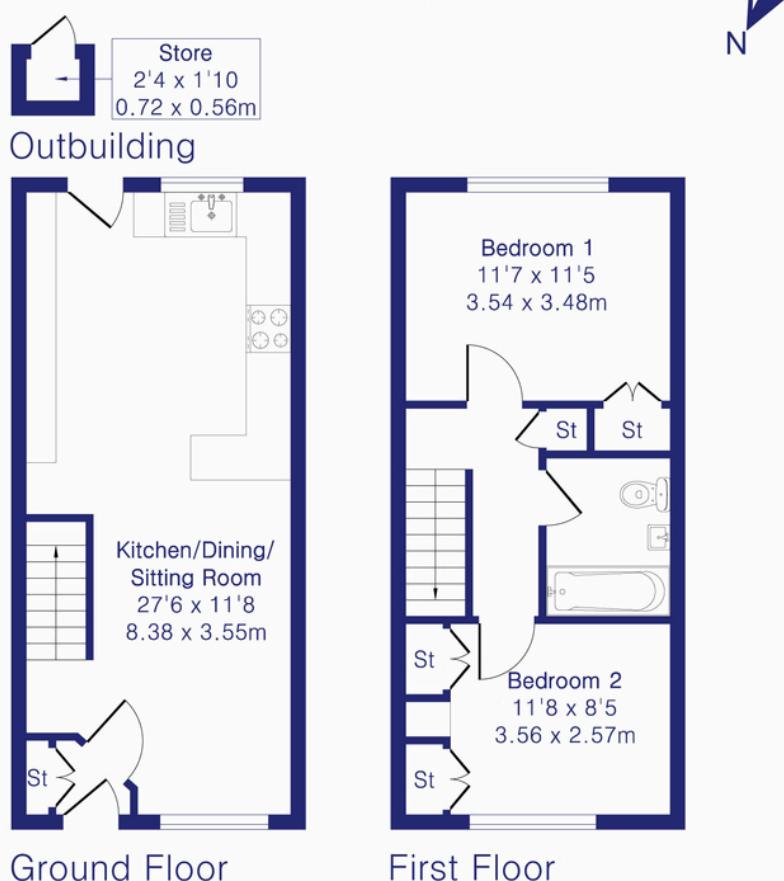
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is 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 are within easy walking distance of the property.



Approximate Gross Internal Area 642 sq ft - 60 sq m (Excluding Outbuilding)

Ground Floor Area 321 sq ft – 30 sq m

First Floor Area 321 sq ft – 30 sq m



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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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

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