



8 Rutters Close, Kidlington, OX5 1SN

Guide Price £275,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A two bedroom semi detached home requiring updating with garage being sold with no onward chain.

Accommodation comprises entrance hall, living/dining room, kitchen, two bedrooms and bathroom.

Front and rear gardens and garage in block.

No onward chain.

Additional information to note:

- Mains electric and water connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates coverage is good outdoor and variable in home with Three, good outdoor with EE, O2 & Vodafone.
- 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.
- We have not carried out a survey but asbestos sheeting was noted over the garage.
- For information on restrictive covenants please contact the office.
- Central heating not working.

EPC Rating:

Council Tax Band: C





## Key Features

- Semi detached
- Two bedrooms
- Living/dining room
- Kitchen
- Bathroom
- Gardens
- Garage in block
- No onward chain
- In need of updating

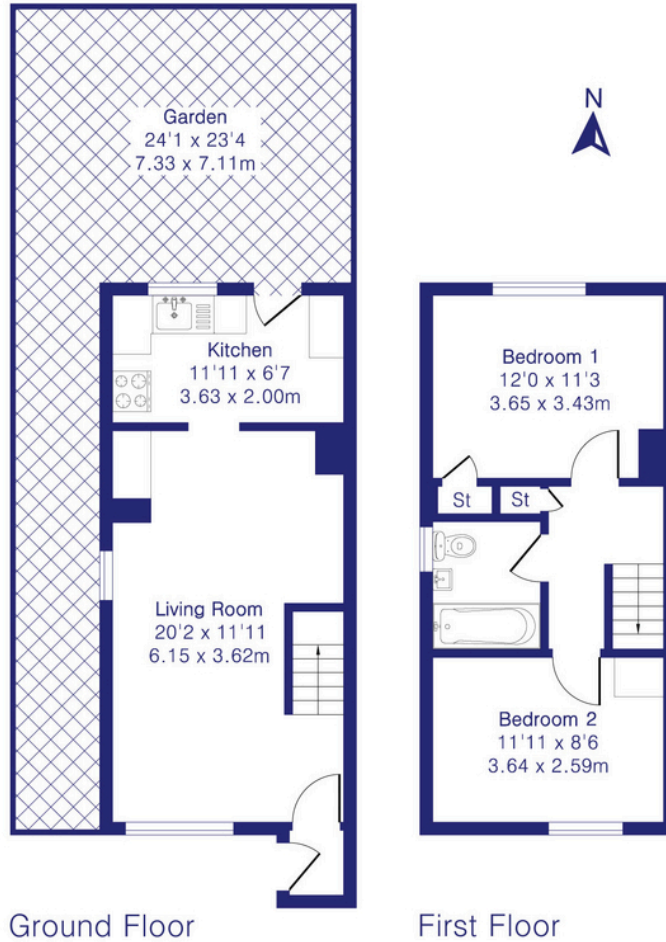
## The Location

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 658 sq ft - 61 sq m**

Ground Floor Area 334 sq ft – 31 sq m

First Floor Area 324 sq ft – 30 sq m



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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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