



41 Chorefields, Kidlington, OX5 1SX

£295,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in this popular close and enjoying an outlook over a small green, a 2 bedroom terraced home with garage.

Entrance porch leading to living room, stairs to first floor. Kitchen/dining room with door leading on to the rear garden.

On the first floor there are two bedrooms and bathroom.

Gardens to the front and rear of the property.

Garage in a block with pedestrian access from rear garden

Material information to note.

- Mains electricity, gas and water are connected to this property
- According to OFCOM checker standard, superfast and ultrafast broadband is available at this property.
- According to OFCOM checker indicated good outdoor coverage with EE, Three, O2, Vodafone.
- Properties built pre-2000 may contain asbestos in certain materials used in their construction 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.

Council Tax: C

EPC Rating: C





Key Features

- 2 Bedroom Terrace House
- Over Looking Green
- Gas Central Heating
- Double Glazing
- Garage
- Enclosed Garden
- Close to Kidlington Centre
- Close to Bus Stops

The Location

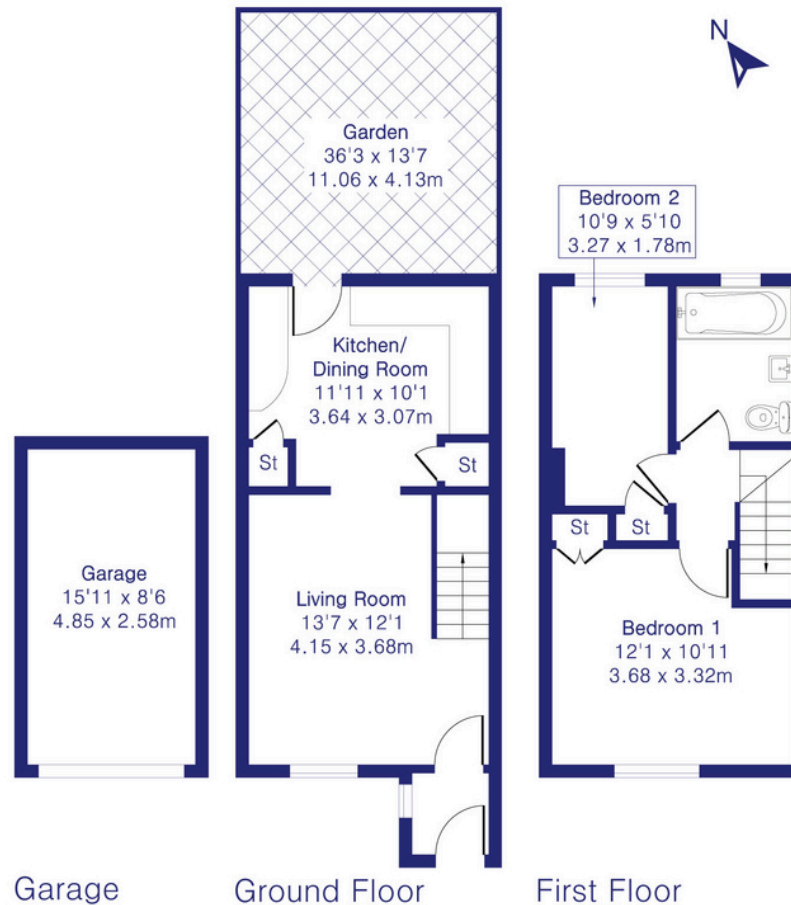
Kidlington is a town with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is also a choice of good restaurants offering a variety of cuisines. Kidlington 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 601 sq ft - 56 sq m
(Excluding Garage)**

Ground Floor Area 309 sq ft – 29 sq m

First Floor Area 292 sq ft – 27 sq m

Garage Area 135 sq ft – 13 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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