



2 Cherry Close, Kidlington, OX5 1ET
£425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented three bedroom semi detached home enjoying open plan living on the ground floor and garage with driveway parking.

Accommodation comprises entrance hall, open plan living/kitchen/dining with doors opening on to the rear garden which benefits from being westerly facing.

On the first floor there are three bedrooms and bathroom.

Front garden to front mainly laid to lawn. Garage with driveway parking.

Rear garden benefits from a decking area with the remainder laid to lawn, and gated side access.

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 coverage is good in outdoor with O2 and EE, good out door and variable in home with Three and 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.

Council Tax Band: D

EPC Rating: C





Key Features

- Semi detached
- Three bedrooms
- Open plan living/dining/kitchen
- Bathroom
- Gardens
- Garage
- Driveway parking
- Close to local schools and park

The Location

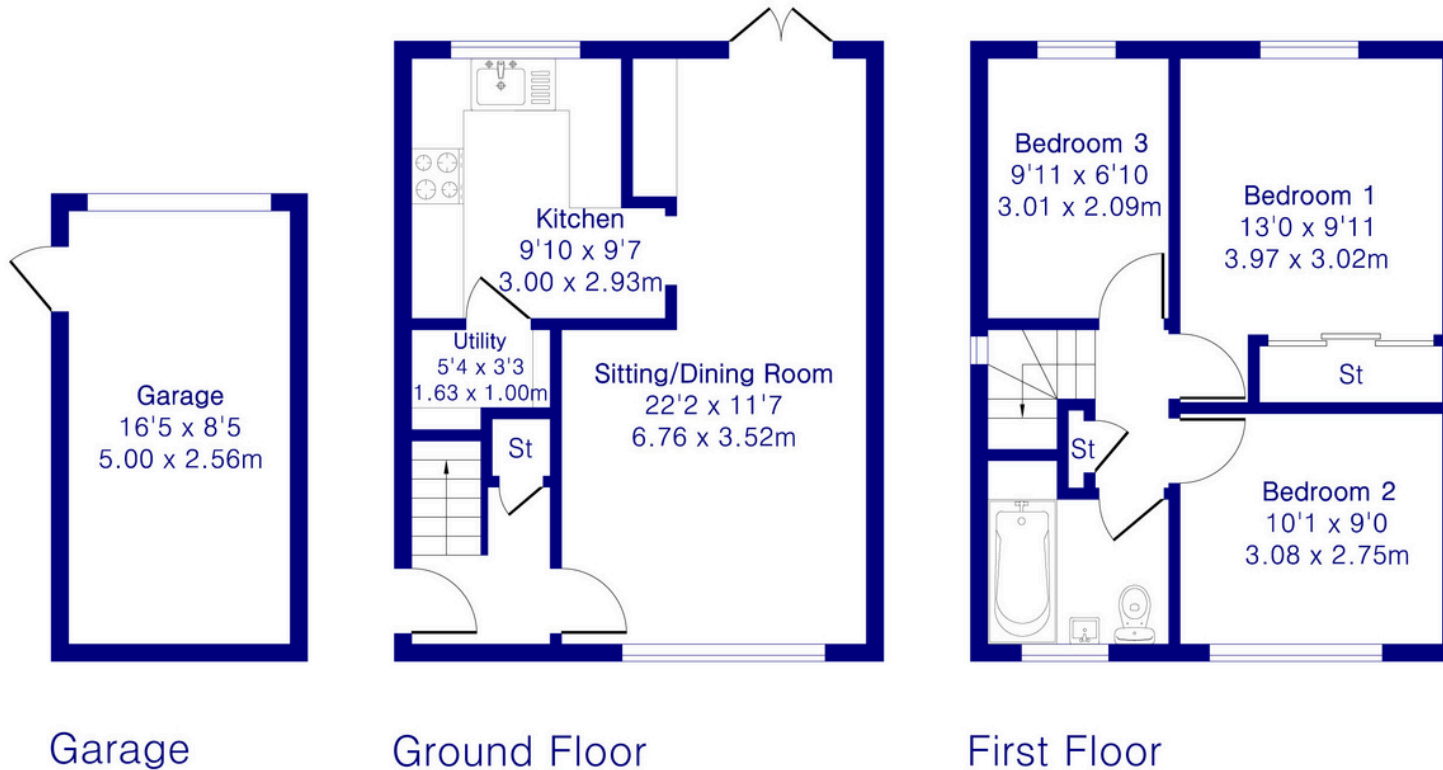
Kidlington is a town with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is also a choice of good 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 910 sq ft - 85 sq m (Excluding Garage)

Ground Floor Area 386 sq ft – 36 sq m

First Floor Area 386 sq ft – 36 sq m

Garage Floor Area 138 sq ft – 13 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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