



23 Wilsdon Way, Kidlington, OX5 1TN

Offers In Excess Of £300,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A 2 bedroom terraced house situated in a cul-de-sac location comprising kitchen with fitted dishwasher, oven and hob, large sitting room/dining room, recently re-fitted shower room, gas central heating and double glazing. Allocated parking space. Rear access to an enclosed garden with wooden shed. NO CHAIN.

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 that there is good coverage outdoors with EE, O2 and Three and limited indoors, good outdoor coverage with Vodafone and limited indoors.
- 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.
- For information on any restrictive covenants please contact the office.

EPC Rating: C

Council Tax Band: C





Key Features

- 2 Bedrooms
- Sitting Room/Dining Room
- Double Glazing
- Re-fitted shower room
- Kitchen overlooking Garden
- Gas Central Heating
- Cul-Da-Sac
- Allocated Parking
- Enclosed Garden
- No Chain

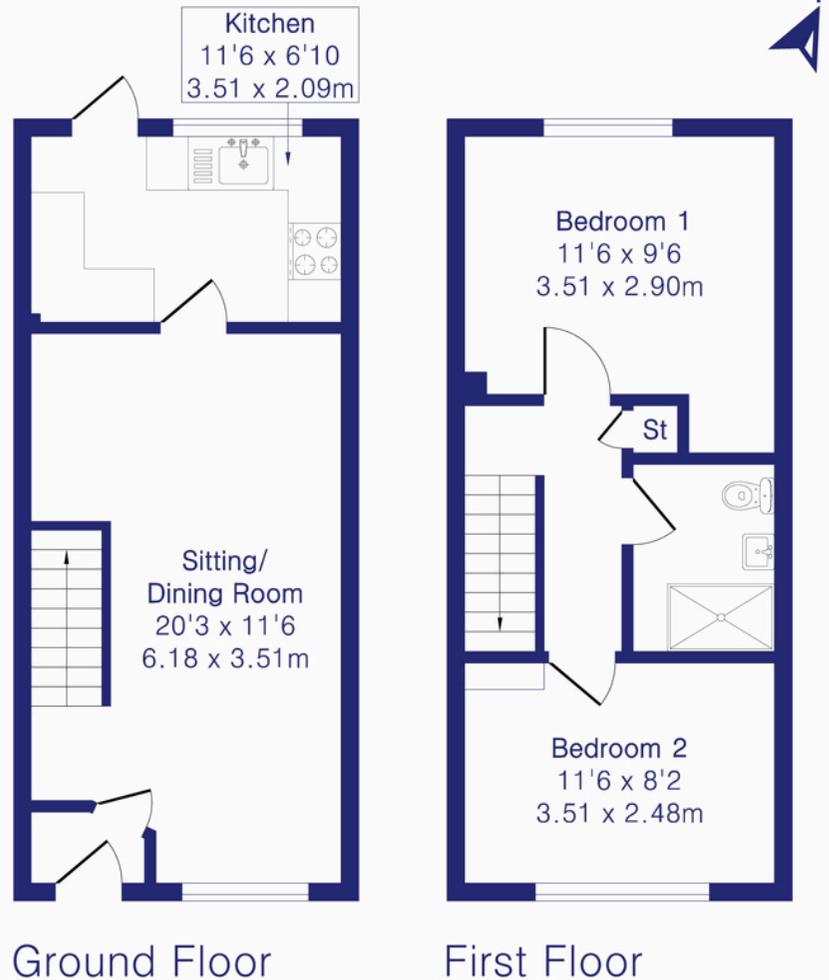
The Location

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 636 sq ft - 60 sq m

Ground Floor Area 318 sq ft – 30 sq m

First Floor Area 318 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.

THOMAS
MERRIFIELD
SALES LETTINGS

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.

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

THOMAS
MERRIFIELD
SALES LETTINGS