



72 St Johns Road, Tackley, OX5 3AR
£550,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extended detached family home offering excellent living space and providing great potential for re-modelling, requiring some modernisation. The property is located in a horseshoe crescent forming part of this highly sought after village to the North of Kidlington.

The accommodation comprises: Entrance hall, lounge with fireplace and parquet flooring, kitchen/diner. Upstairs there are 5 bedrooms, family bathroom and night cloakroom.

Outside there is a large garden backing onto a small stream, potting shed and side access to the front. To the front there is a further area of garden with driveway leading to a large integral garage.

Additional information to note:

- All mains services are connected.
- Rayburn cooker in kitchen not working.
- 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.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates good outdoor mobile voice and data with all networks with variable in-home reception with EE and O2.
- For information on restrictive covenants please contact the office.



EPC Rating: D

Council Tax Band: E



Key Features

- Extended Detached House
- 5 Bedrooms
- Lounge with Fireplace
- Kitchen/Diner
- Large Garage
- Large Garden
- Gas Heating to Radiators
- Requires Work
- Great Potential
- No Chain

The Location

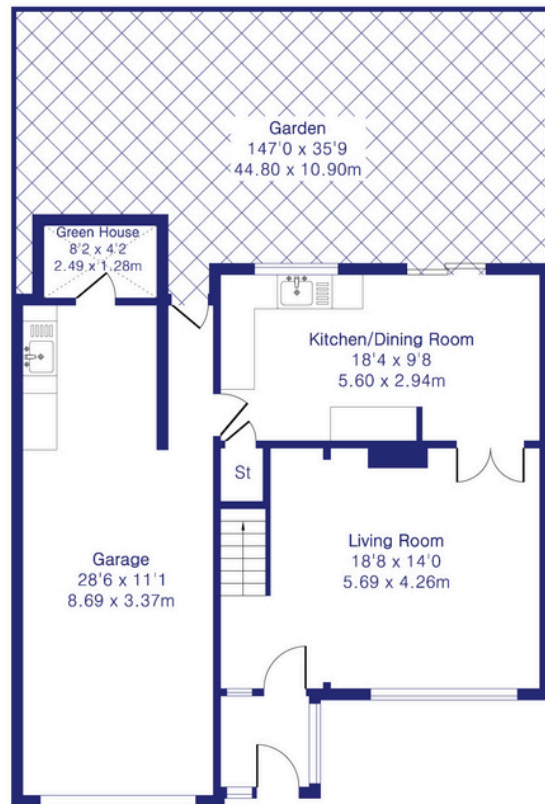
Tackley is a pretty and sought after village set c.9 miles North of Oxford. It offers excellent local facilities including a village green, community shop with post office, a church, primary school and a village pub which serves food. It also benefits from a railway station running services to London, Banbury and Oxford and the new Oxford Parkway Railway Station now open close by at Water Eaton, Kidlington will benefit local residents even further travelling to London. The M40 (J.9) is within 8 miles, giving access to London and the Midlands and there is a bus service to Banbury and Oxford.

Approximate Gross Internal Area 1244 sq ft - 115 sq m (Excluding Garage)

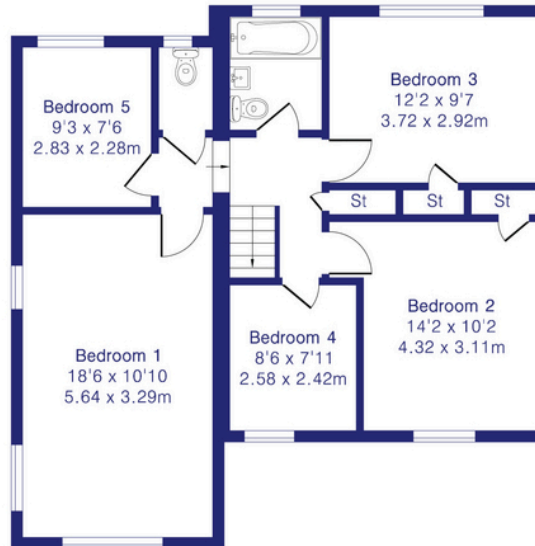
Ground Floor Area 475 sq ft – 44 sq m

First Floor Area 769 sq ft – 71 sq m

Garage Area 345 sq ft – 32 sq m



Ground Floor



First Floor



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.

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