



8 Almond Avenue, Kidlington, OX5 1EN

Offers In The Region Of £375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in the popular Garden city location a three bedroom semi detached home with garden and driveway parking.

Accommodation comprises entrance hall, living room/dining room, kitchen.

On the first floor there are three bedrooms and bathroom.

Driveway parking to front.

Rear garden mainly laid to lawn and garage.

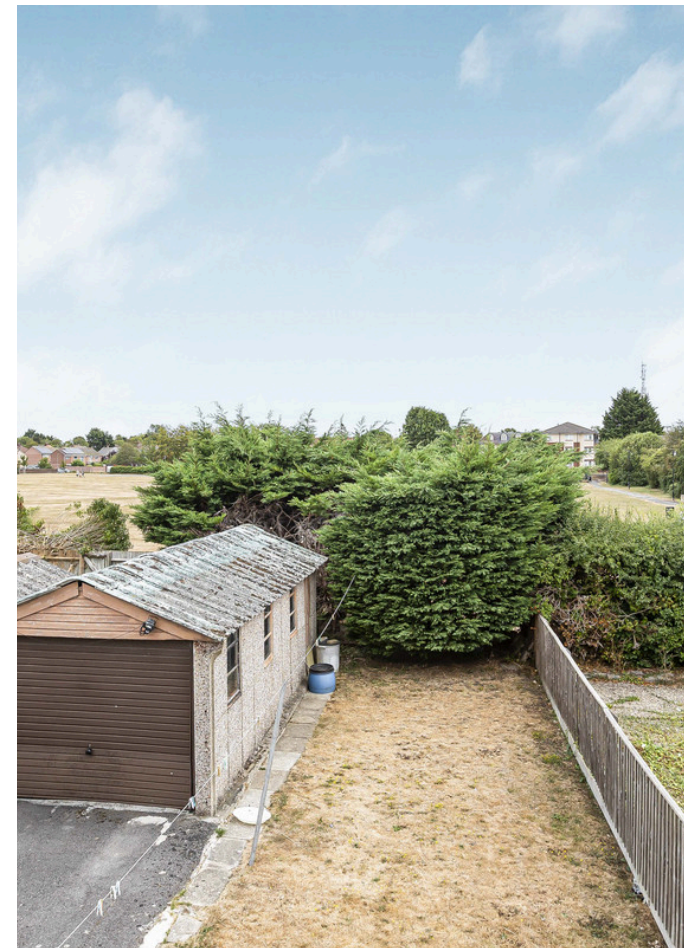
EV charging point.

Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to superfast broadband is available at the property.
- OFCOM checker indicates coverage is good outdoor with Three, good outdoor and variable in home with O2, EE & Vodafone.
- GOV.UK website identifies medium risk of flooding with a high risk between 2040-2060.
- 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 restrictive covenants please contact the office.

EPC Rating: D

Council Tax Band: C



Key Features

- Semi detached
- Three bedrooms
- Living/dining room
- Kitchen
- Bathroom
- Driveway parking
- Garden
- Close to primary school and parks

The Location

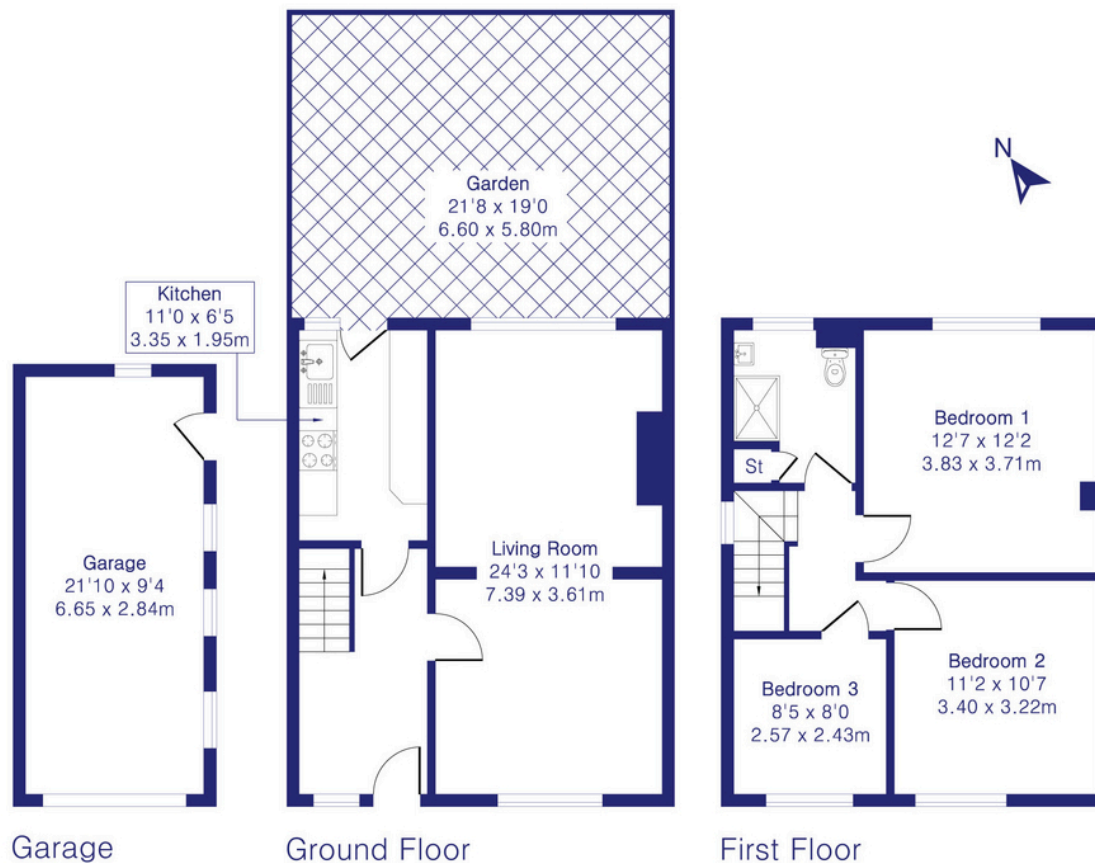
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is also a choice of good restaurants offering a variety of cuisines. 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 920 sq ft - 86 sq m
(Excluding Garage)**

Ground Floor Area 460 sq ft – 43 sq m

First Floor Area 460 sq ft – 43 sq m

Garage Area 203 sq ft – 19 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.

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