



32 Morton Avenue, Kidlington, OX5 1BT

£375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An attractive bay window semi-detached family home located in this popular road with access to primary school, local shop, bus stops and Oxford canal. The property offers no chain and viewing is recommended. The accommodation comprises: entrance lobby, entrance hall, bay window lounge/diner, fitted kitchen, 3 bedrooms and modern fitted shower room. The property is complimented by gas heating to radiators and double glazing. Outside there is a good size garden and garage which is accessed via a shared driveway,

Additional information to note:

- All mains services are connected.
- OFCOM checker confirms standard to ultra-fast Broadband is available.
- OFCOM checker indicates good outdoor mobile voice and data with all networks and variable in home with 3 and Vodafone.
- Properties built or renovated pre-1999 may contain asbestos in certain building materials eg 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. We are aware that this property contains corrugated asbestos sheeting over the garage roof.
- The property had an implemented 3 year Japanese knotweed management plan in 2013. No further action after then was required.
- GOV.UK website indicates a possible risk to flooding. However, the owners have informed us that it has never flooded in their ownership.



EPC Rating: C

Council Tax Band: C



Key Features

- Bay-Window Semi-Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Modern Shower Room
- Good Size Garden
- Gas Heating to Radiators
- Double Glazing
- Garage & Parking
- Popular Location
- No Chain

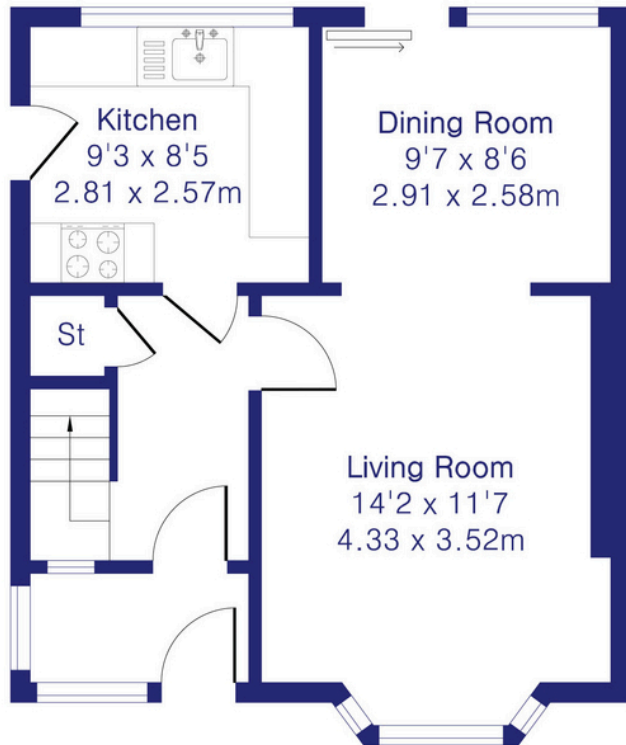
The Location

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.

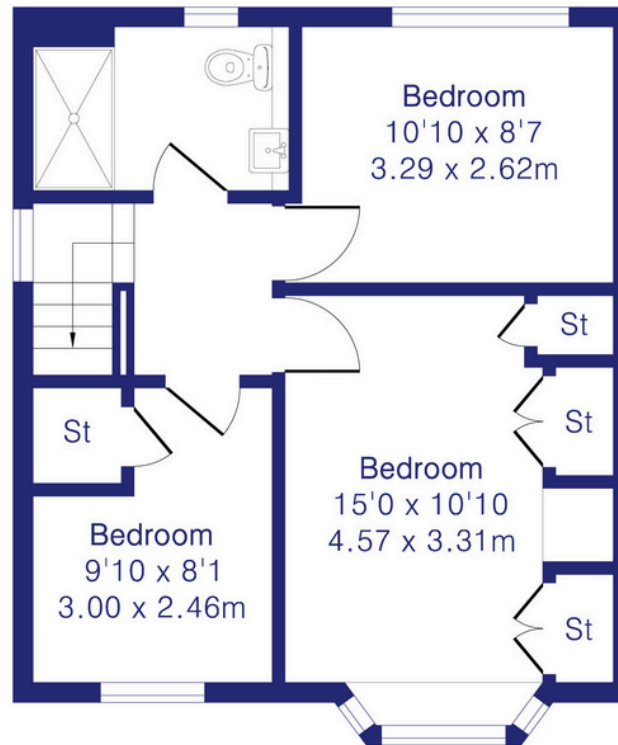
Approximate Gross Internal Area 848 sq ft - 78 sq m

Ground Floor Area 424 sq ft – 39 sq m

First Floor Area 424 sq ft – 39 sq m



Ground Floor



First Floor

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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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.

