



27 Poplar Close, Kidlington, OX5 1HH
£325,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A 3 bedroom mid terraced house situated in a cul-de-sac location being close to schooling and providing access to village High Street and Oxford Parkway train station.

The property comprises: Entrance porch, lounge, kitchen/diner, 3 bedrooms and bathroom. The property is complimented by a newly installed gas boiler and double glazing.

Outside there is a level enclosed rear garden with pedestrian rear access, small open plan front garden, garage and parking space situated nearby.

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 good outdoor mobile voice and data with all networks, with variable indoor with EE and O2.
- 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.



EPC Rating: D

Council Tax Band: C

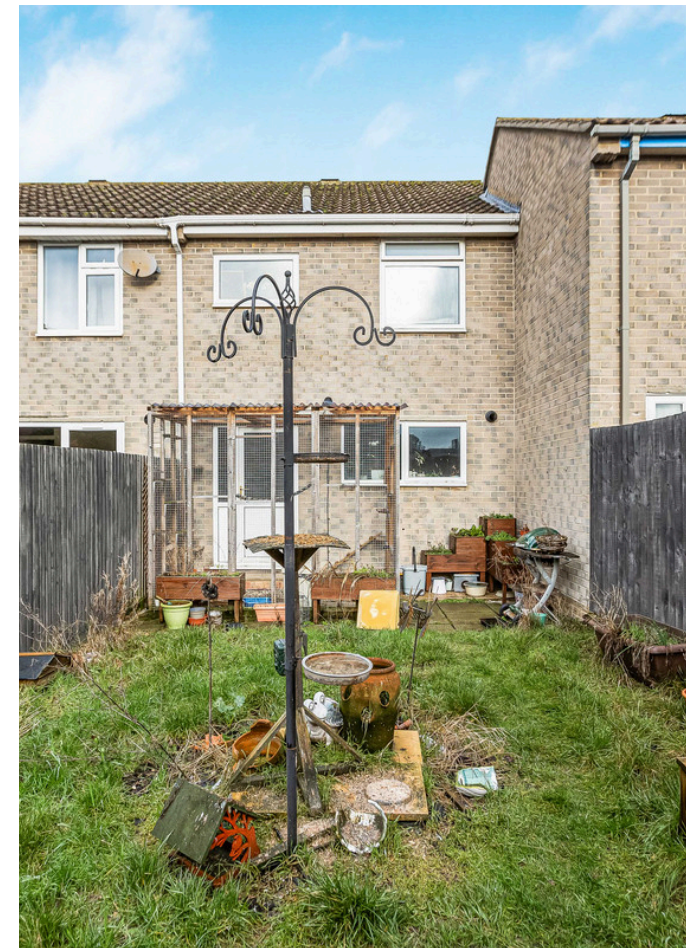


Key Features

- Mid Terraced House
- 3 Bedrooms
- Newly Installed Gas Boiler
- Garage and Parking
- Level Garden
- Cul-de-Sac Location
- Popular Location
- Close to Schooling

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.



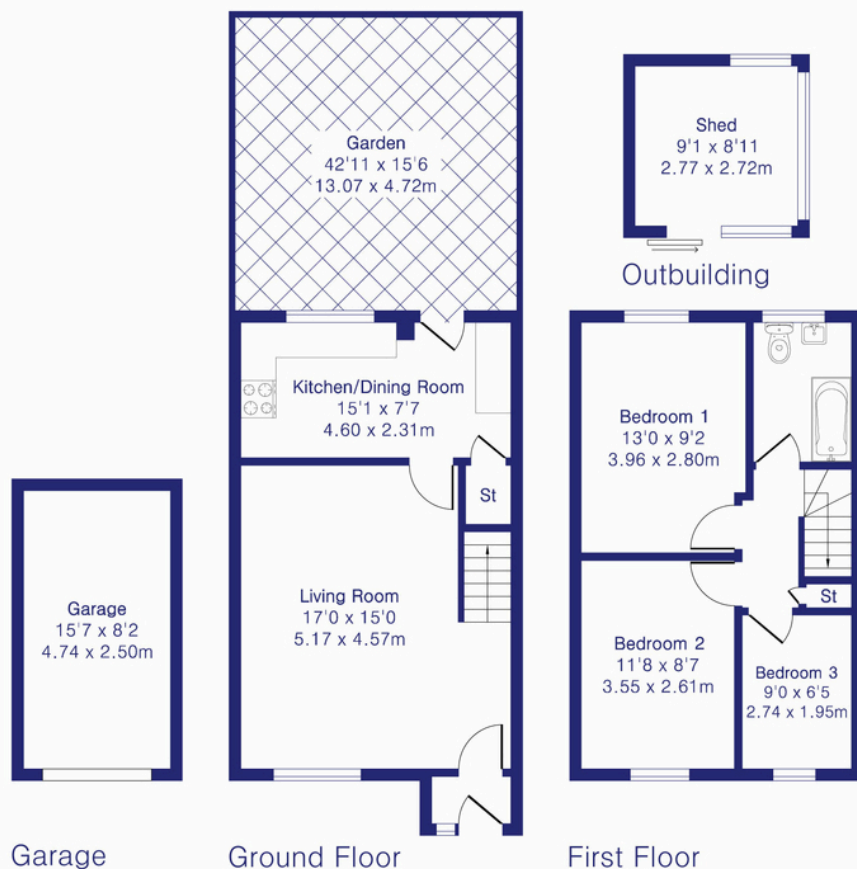
**Approximate Gross Internal Area 767 sq ft - 71 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 390 sq ft – 36 sq m

First Floor Area 377 sq ft – 35 sq m

Garage Area 128 sq ft – 12 sq m

Outbuilding Area 81 sq ft – 8 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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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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