



£300,000

THOMAS
MERRIFIELD
SALES LETTINGS

25 Park Avenue Kidlington Oxon OX5 2AS

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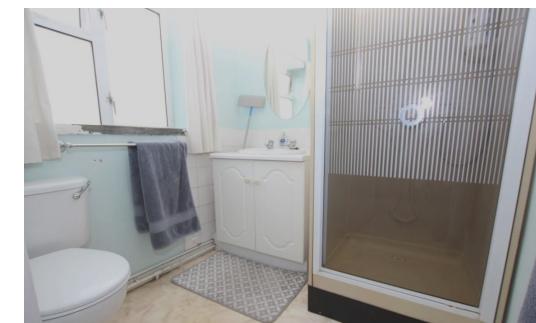
An attractive pebble dashed semi-detached house requiring modernisation and improvements set in this popular location and being sold with no upper chain. The entrance hall provides access to the lounge/dining room with fireplace and door which leads to the kitchen. Access from the kitchen leads to a rear lobby with gardener's WC and a store room along with a door to a timber constructed conservatory. Upstairs there are 2 double bedrooms and a shower room. Outside there is a good sized level rear garden with mature hedging to the rear and to the front there is a gravelled driveway providing off-street parking for several cars.

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 new Oxford Parkway railway station (1.5 miles) provides easy access to London in approximately 55 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. For more information on Kidlington and local facilities/businesses please visit Kidlington Voice website www.kvoice.co.uk.

Local Authority: Cherwell District Council **Tax Band:**

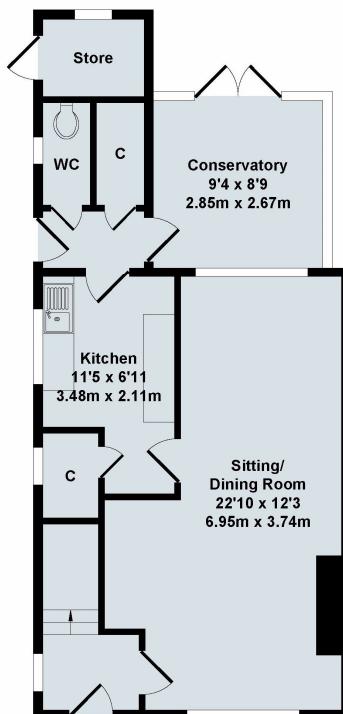


Directions: From Oxford proceed into Kidlington onto the main Oxford Road. Continue through four main sets of traffic lights onto the Banbury Road. Before exiting Kidlington take the last turning on the right-hand side into The Moors and Park Avenue is the 3rd turning on the right.

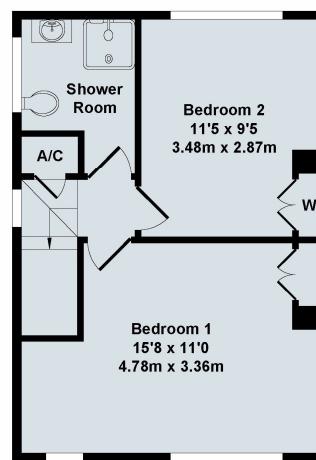




- Semi-detached house
- 2 double Bedrooms
- Good sized garden
- Driveway parking
- Lounge/Diner
- Double glazed
- Electric heating
- Timber Conservatory
- Requires modernisation and improvements
- Popular location
- No upper chain



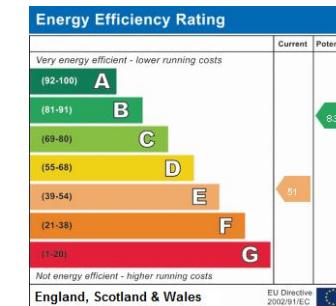
Ground Floor



First Floor

Total Approx. Floor Area 874 Sq.Ft. (81.20 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"



Contact:

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