



£300,000

THOMAS
MERRIFIELD

SALES LETTINGS

25 Park Avenue Kidlington Oxon OX5 2AS

25 Park Avenue

Kidlington Oxon OX5 2AS

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:

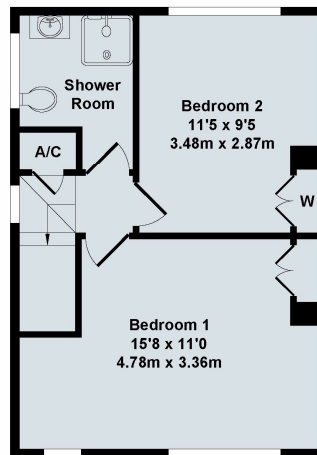
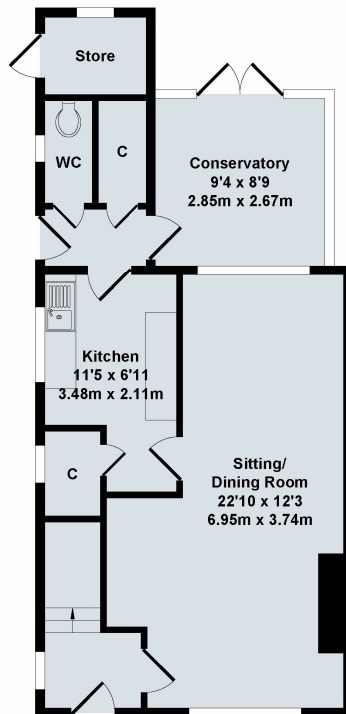


Directions: From Oxford proceed into Kidlington onto the main Oxford Road. Continue through four main sets of traffic lights onto the Banbury Road. Before exiting Kidlington take the last turning on the right-hand side into The Moors and Park Avenue is the 3rd turning on the right.





- 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"

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Contact:

1b The Hampden Building, High Street, Kidlington, Oxon, OX5 2DH
Tel: +44 (0)1865 379880
E-mail: kidlington@thomasmerrifield.co.uk

Important Notice

Thomas Merrifield for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if travelling some distance.