



72 Cherry Close Kidlington Oxon OX5 1HJ





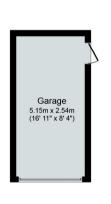




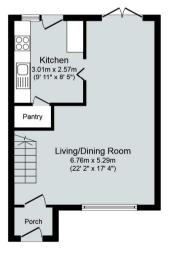


A well-presented 3 bedroom semi-detached property situated towards the end of this popular close within a cul-de-sac setting. The property benefits from open plan sitting/dining room, kitchen, bathroom, front and rear gardens, garage with ample driveway parking.

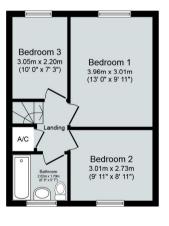




Garage



Ground Floor



First Floor

| Very energy efficient - lower running costs | (92-100) | A | (81-91) | B | (69-80) | C | (55-80) | D | (21-36) | E | (21-36) | F | (21-36) | G | (21-36) |

Energy Efficiency Rating

- Semi-detached house
- Well-presented
- Cul-de-sac location
- Popular close
- 22' L-shaped Sitting/Dining Room
- 3 Bedrooms
- 16' Garage
- Ample driveway parking
- Council Tax Band D

Total floor area 86.0 sq. m. (925 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Contact:

1b The Hampden Building, High Street, Kidlington, Oxon, OX5 2DH Tel: +44 (0)1865 379880

E-mail: kidlington@thomasmerrifield.co.uk

mportant Notice

England, Scotland & Wales

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 floorpian contained here, measurements of doors, windows, rooms and any other items are approximate and no

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 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.