



45 White Way, Kidlington, OX5 2XA

£308,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in a cul-de-sac location is this 3 bedroom end of terraced house in need of considerable improvements and modernisation, but offering great potential for the DIY enthusiast.

The property comprises entrance hall, lounge, kitchen/diner, 3 good size bedrooms and bathroom. The house is complimented by part electric heating and double glazing.

Outside there are gardens to the front and rear with a single garage in a block nearby.

The property is offered with vacant possession and provides access to the village High Street and schools.

Additional information to note:

- Electric, water and drainage are connected to the house, gas in the road.
- Property has artexed ceilings which may or may not contain asbestos.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates limited mobile voice and data inside the property with likely mobile voice and data outside the property.



EPC Rating: F

Council Tax Band: C



Key Features

- End Terrace House
- 3 Bedrooms
- Lounge
- Kitchen/Diner
- Part Electric Heating
- Gardens
- Garage in Block
- Cul-De-Sac Location
- Requires Work
- 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.

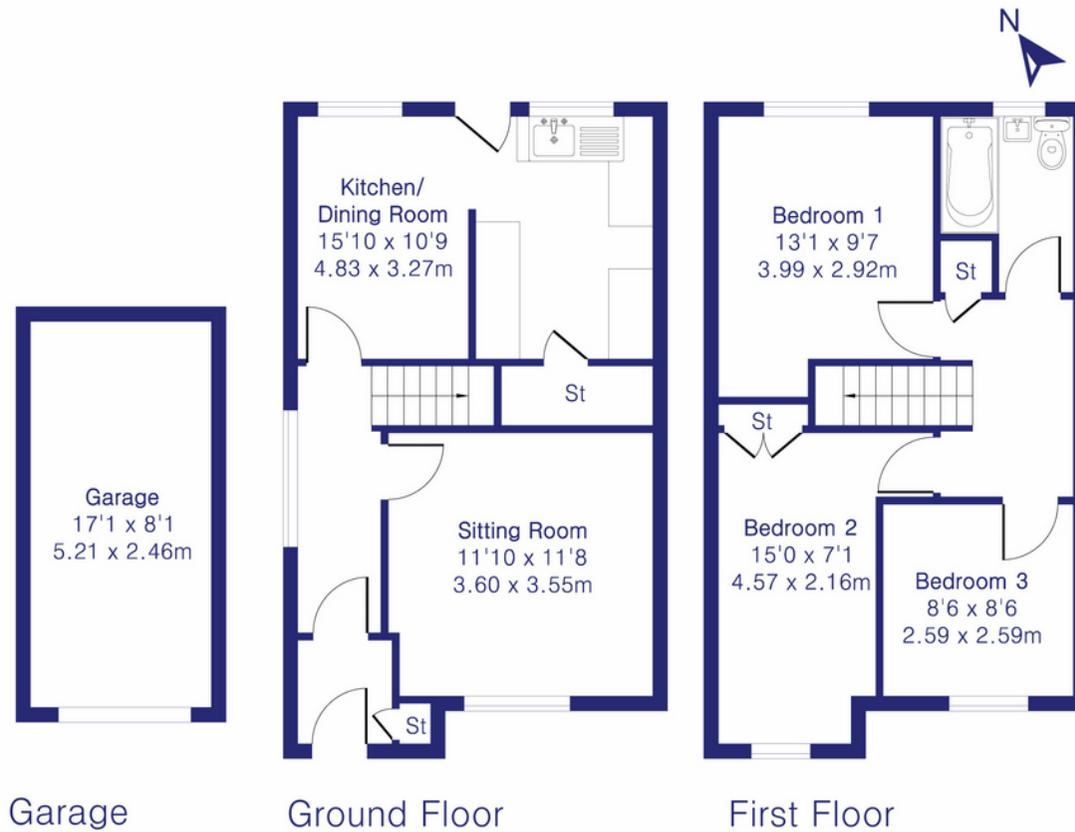


Approximate Gross Internal Area 976 sq ft - 91 sq m

Ground Floor Area 419 sq ft – 39 sq m

First Floor Area 419 sq ft – 39 sq m

Garage Area 138 sq ft – 13 sq m



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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.

