

20 Benmead Road, Kidlington, OX5 2DA

Guide Price £385,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS







The Property

A two bedroom semi detached bungalow with garden, garage and driveway parking located within easy reach of Kidlington village centre being sold with no onward chain.

Accommodation comprises entrance hall, living/dining room, kitchen, two bedrooms, shower room, converted loft room.

Garden to front and south facing patio garden to rear with garage and driveway parking.

The property is ideally located for easy access to variety of local shops and bus stops.

Material information to note:
- All mains services connected.
- OFCOM checker indicates that standard to ultrafast broadband is available.
- OFCOM checker indicates that coverage is good outdoor with Vodafone, good outdoor and in home with O2 & Three, good outdoor and variable in home with EE.
- Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; 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.

Council Tax Band: D
EPC Rating: D







Key Features

- Semi detached
- Two bedrooms
- Living/dining room
- Shower room
- Kitchen
- Converted loft room
- Low maintenance gardens
- No onward chain
- South facing patio and garden
- Garage with driveway parking

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 740 sq ft - 68 sq m
(Excluding Garage/Shed)
Ground Floor Area 596 sq ft – 55 sq m
First Floor Area 144 sq ft – 13 sq m
Garage/Shed Area 152 sq ft – 14 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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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