



Oliver  
James





Oxford Road,  
Kidlington, OX5 2PD

**Guide Price £400,000**

#### Description

A substantial bay front semi detached house in need of modernisation. The property offers ample scope for extension (subject to necessary planning consents) and has the advantage of a rear garden over 100' in length. At present the property offers two separate reception rooms, a kitchen, three good size bedrooms, bathroom and separate w.c. Outside there is a car port, 28' outbuilding/garage and attractive gardens.

**ENTRANCE PORCH** Quarry tiled flooring. Patio doors to front.

**ENTRANCE HALL** Turning staircase rising to first floor. Frosted window to front and to side. Radiator.

**SITTING ROOM** 15' 10" x 12' 1" (4.83m x 3.68m) Bay window to front. Double doors to dining room. Radiator.

**DINING ROOM** 9' 10" x 9' 0" (3m x 2.74m) Patio doors to the garden, Radiator.

**KITCHEN** 10' 0" x 8' 10" (3.05m x 2.69m) Window overlooking the garden to the rear. In need of refitting. Double drainer and sink unit. Built in larder with meters. Boiler for central heating.







## FIRST FLOOR

**LANDING** Access to loft space. Airing cupboard with thermostat for central heating. Window to side. Radiator.

**BEDROOM ONE** 13' 8" x 11' 3" (4.17m x 3.43m)  
Bay window to front. Radiator.

**BEDROOM TWO** 11' 5" x 11' 4" (3.48m x 3.45m)  
Window to rear overlooking garden. Radiator.

**BEDROOM THREE** 8' 10" x 8' 0" (2.69m x 2.44m)  
Window to front. Radiator.

**BATHROOM** White panelled bath and pedestal wash hand basin. Part tiled walls. Frost window to rear.

**SEPARATE W.C.** Low level w.c. Frosted window to rear.

## OUTSIDE

### CAR PORT

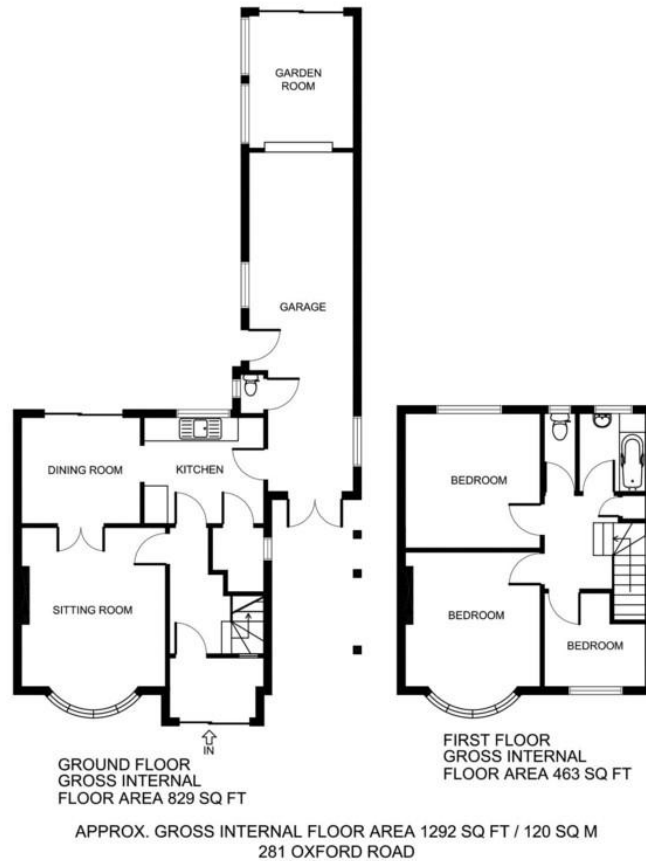
**GARAGE/OUTBUILDING** 28' 0" x 8' 7" (8.53m x 2.62m) Door to garden to side. Outside w.c. Double wooden doors to front. Attached summerhouse to rear (c.11'x8'7").

**FRONT GARDEN** Low wall to front. Driveway to side for parking.

**REAR GARDEN** In excess of c.100' in length. Large paved patio and mainly laid to lawn. Enclosed by fencing



# Oliver James



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

## Location

Kidlington provides excellent local amenities including a wide range of shops, banks, a library, doctors and dentists surgeries and schooling for all ages. Gosford Sports Centre has an indoor pool, a well equipped gym and squash courts. The village is particularly well placed for easy access to the centre of Oxford with a frequent 24 hour bus service. It is also well positioned for the M40, M4, A34 and A40. The new Oxford Parkway station, located in Water Eaton provides a convenient route to London Marylebone, avoiding the Oxford city centre traffic. The railway station is just a very short walk away.

## Directions

Proceed right out of the office of Oliver James onto the Oxford Road. Proceed over the traffic lights at Bicester Road and proceed straight on. Turn left into the service road and the property can be found towards the end of the road on the left.

For further information, please contact:

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### Kidlington

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| Energy Efficiency Rating                    |              | Environmental (CO <sub>2</sub> ) Impact Rating |   |
|---|--------------|--|---|
|   | Current      | Potential                                      |   |
| Very energy efficient - lower running costs |              |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92-100) <b>A</b>                           |              |  | (92-100) <b>A</b>   |
| (81-91) <b>B</b>                            |              | 86   | (81-91) <b>B</b>  |
| (69-80) <b>C</b>                            |              |  | (69-80) <b>C</b>  |
| (55-68) <b>D</b>                            | 61           |  | (55-68) <b>D</b>  |
| (39-54) <b>E</b>                            |              |  | (39-54) <b>E</b>  |
| (21-38) <b>F</b>                            |              |  | (21-38) <b>F</b>  |
| (1-20) <b>G</b>                             |              |  | (1-20) <b>G</b>   |
| Not energy efficient - higher running costs |              |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| <b>England &amp; Wales</b>                  | EU Directive |  | <b>England &amp; Wales</b>                                      |
|   |              |  | EU Directive  |

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