

**FOR SALE**



## **Bowerman Close, Kidlington**

**1 Bedroom, 1 Bathroom, First Floor Maisonette**

**Offers in Excess of £195,000**

**MARTIN&CO**



**Key Notes:**

- First Floor Maisonette
- Allocated Parking Space
- Separate Living Room
- No Onward Chain
- Local Amenities within Walking Distance
- Service Charge: £0.00 PA
- Ground Rent: £0.00 PA
- Council Tax Band: B
- Years Remaining on Lease- 147 Remaining

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



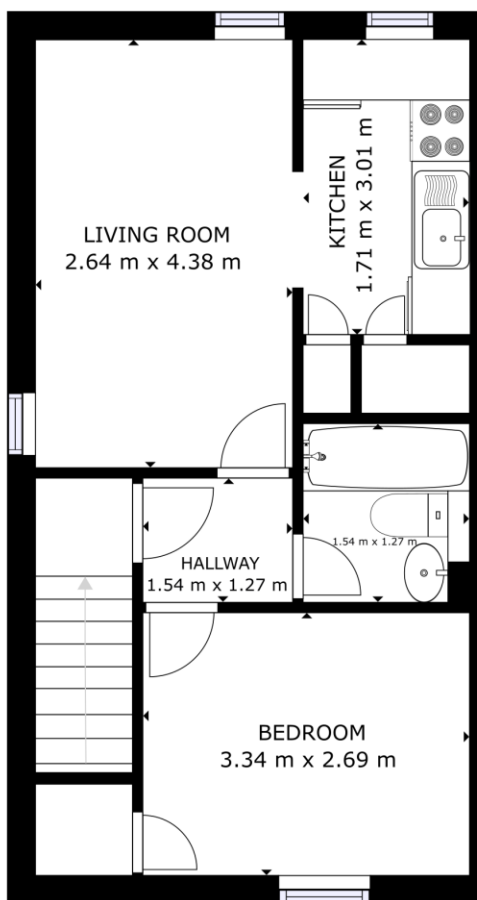
Martin & Co welcome a One Bed Maisonette situated on Bowerman Close in Kidlington. It is being sold with No Onward Chain and Vacant Possession. Located just off of Yarnton Road as you turn into Grovelands, the property is set away in a quiet cul-de-sac.

The property comprises of Living Space, Bathroom, Kitchen Area and Bedroom. Entering the property, going up the stairs, you have the landing which has access to all rooms. At the rear of the property, there is an Allocated Parking Space.

Property is currently tenanted until August 2024 and was let out Unfurnished with White Goods included. There are local amenities nearby.

Kidlington has a range of cafes/restaurants and public houses to keep you entertained. With four primary schools, a secondary school, Oxford Airport and Oxford Parkway Rail Station situated within and the fringes of the village.





GROSS INTERNAL AREA  
 FLOOR 1: 37.97 m<sup>2</sup>  
 TOTAL: 37.97 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Martin & Co Oxford

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

