

FOR SALE



Flatford Place, Kidlington

Guide Price: £300,000


MARTIN&CO

Flatford Place, Kidlington

Key Points:

- Private Rear Garden
- Side Access to Rear Garden
- Cul De Sac Location
- Vacant Possession- End of April 2025
- Entrance Porch
- Council Tax Band: C
- No Onward Chain
- Tenure: Freehold
- Garage
- South Facing Rear Garden



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



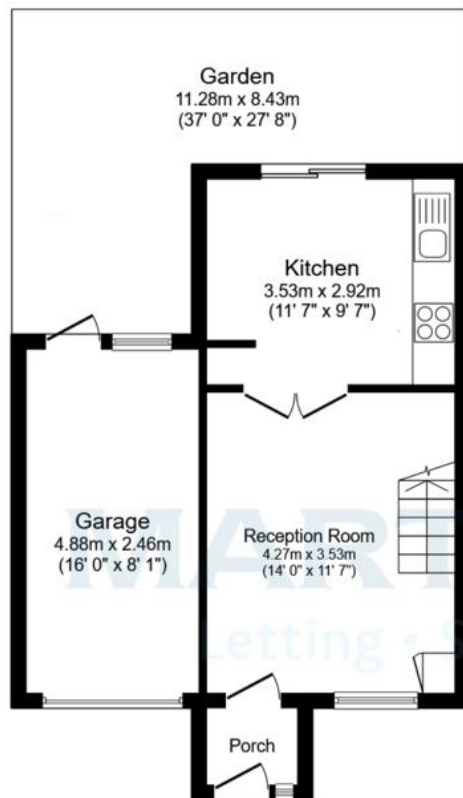
Martin & Co are delighted to present this charming two-bedroom end-of-terrace home, nestled in Flatford Place, Kidlington. Offered with vacant possession and no onward chain, this property is an excellent opportunity for first-time buyers, investors, or those looking to downsize.

Upon entering, you are welcomed by a bright and spacious reception room, leading into a well-appointed kitchen with access to the private rear garden-perfect for outdoor relaxation.

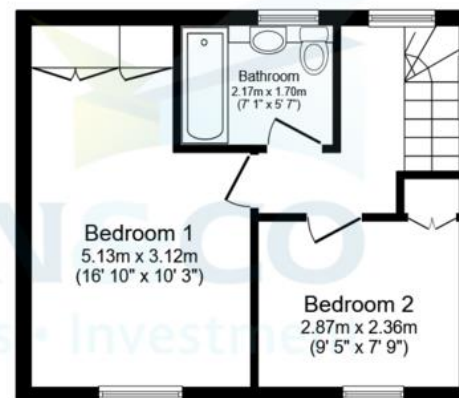
Upstairs, the property boasts two bedrooms and a family bathroom. Additionally, the home benefits from a garage, providing valuable extra storage. It also benefits from having Drive-Way Parking.

Kidlington presents a suburban setting with a mix of housing options, accessible educational institutions, healthcare facilities, and transportation links, making it a desirable location for families and individuals seeking a balanced lifestyle.





Ground Floor
Floor area 39.9 m² (430 sq.ft.)



First Floor
Floor area 31.2 m² (336 sq.ft.)

TOTAL: 71.2 m² (766 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Martin & Co Oxford

31 Woodins Way • Paradise Street • •OX1 1HD
T: 01865 812110 • E: oxford@martinco.com

01865 812110

<http://www.martinco.com>

MARTIN&CO

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.