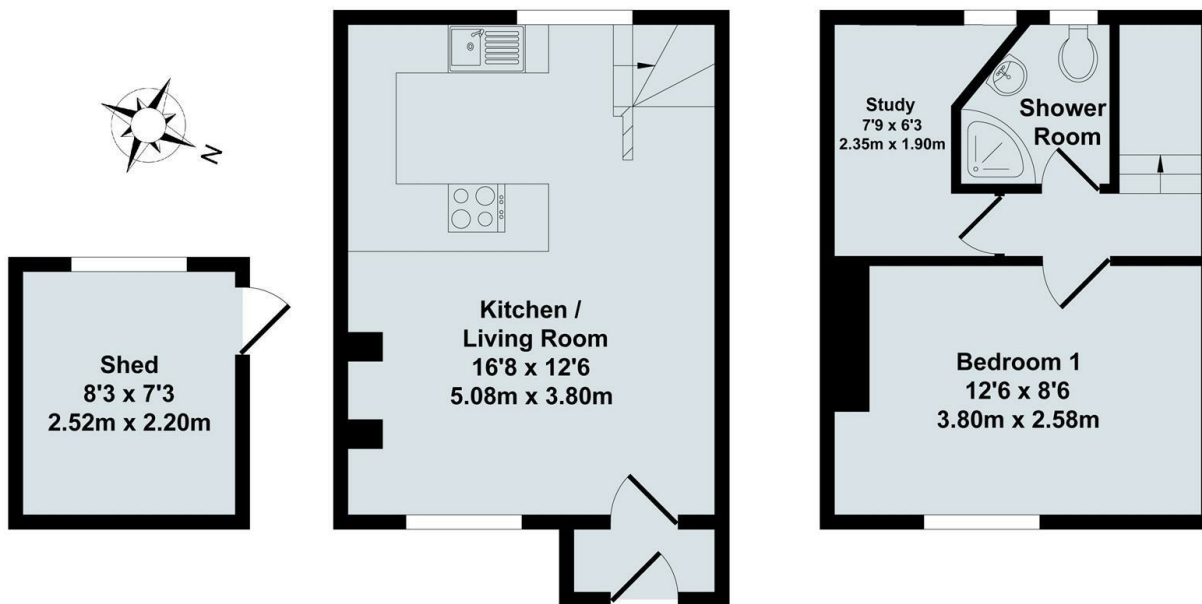




## 51 High Street, Kidlington, OX5 2DH

£1,300 - 15th February 2025.

- Period cottage renovated to a high standard
- Gas CH
- Mains gas electricity and water
- One double bedroom plus Study/Nursery
- Off street parking for 1 car
- Council Tax Band B
- Unfurnished with white goods
- Rear garden with brick shed



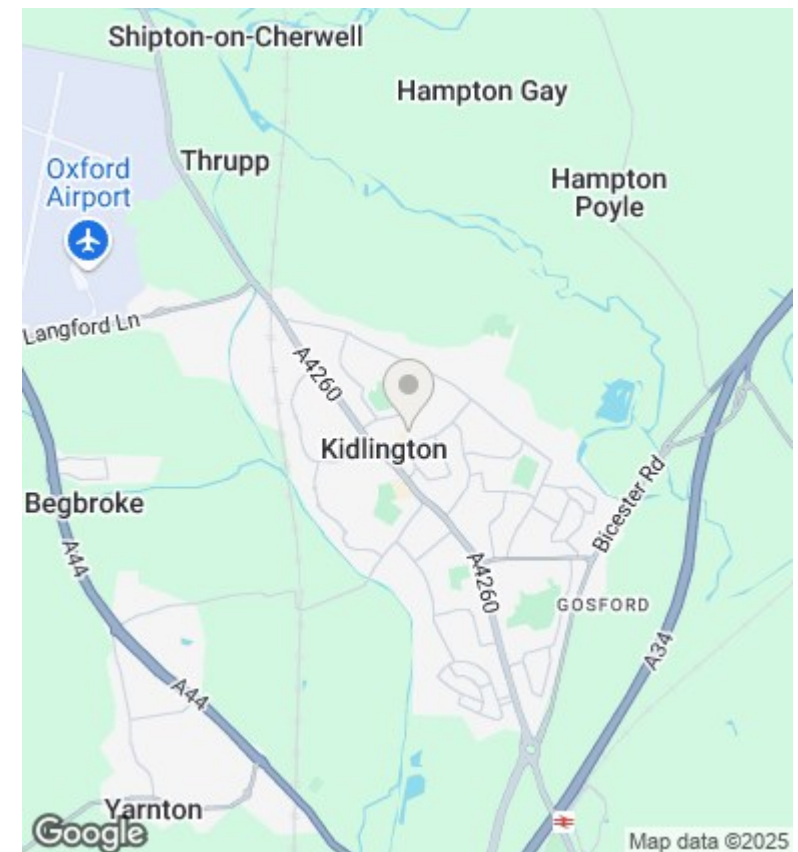
Shed

Ground Floor

First Floor

Total Approx. Floor Area 488 Sq.Ft. (45.30 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"



## Directions

## Viewings

Viewings by arrangement only. Call 01865 515900 to make an appointment.

## Council Tax Band

B

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>63</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC