



Isis Avenue, Bicester, OX26 2GS

Guide Price £425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

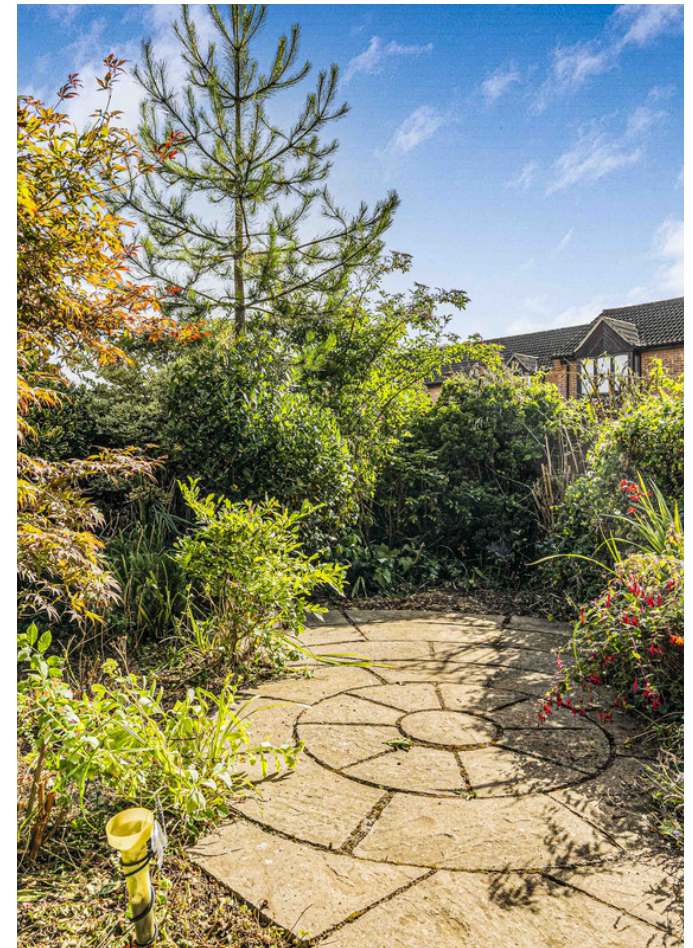
A spacious three double bedroom detached house set back from the road in a private drive of just four houses. From the hall there is a cloakroom, the sitting room with the dining room and a modern fitted kitchen. Upstairs are three double bedrooms, two with built in wardrobes and the main bedroom has an ensuite shower room, there is also a modern family bathroom. Outside the front garden is approached over a shared driveway, and is laid to lawn with mature shrubs. There is a single garage with additional parking. At the rear behind the garage is a patio with a large mature shrub bed to the side.

The property is located in a quiet no through road with easy access to a parade of local shops. The thriving market town of Bicester provides for all your everyday needs; shops, bars, restaurants, nurseries, schools, doctors, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting, recreational and recruitment possibilities.

The property is connected to mains; electricity, gas, water and drainage. Broadband - according to Ofcom - up to Ultrafast broadband are available Mobile - According to Ofcom there is likely mobile voice and data coverage indoors EE and Three, likely voice coverage for O2 with limited data coverage and limited voice and data coverage for Vodaphone and (checker.ofcom.org.uk). The government portal generally highlights this as a medium surface water flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property but interested parties should make their own enquiries with the local authority. Information relating to Easements, Boundaries, Restrictions & Rights are awaited. Artex is present and if pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed.

Council Tax: Cherwell District Council – D. EPC - C





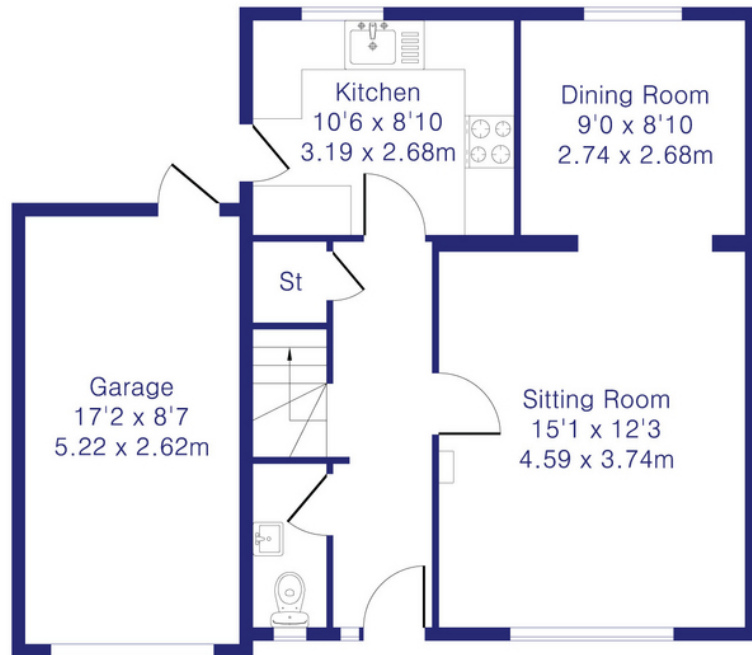
Key Features

- Three Bedrooms
- Modern Fitted Kitchen
- Sitting Room & Dining Room
- En Suite to Main Bedroom
- Modern Family Bathroom
- Garage and Parking Space
- Gas Fired Central Heating to Radiators
- Quiet Private Close of Just Four Houses
- Gardens
- See our website for up-to-date material information.

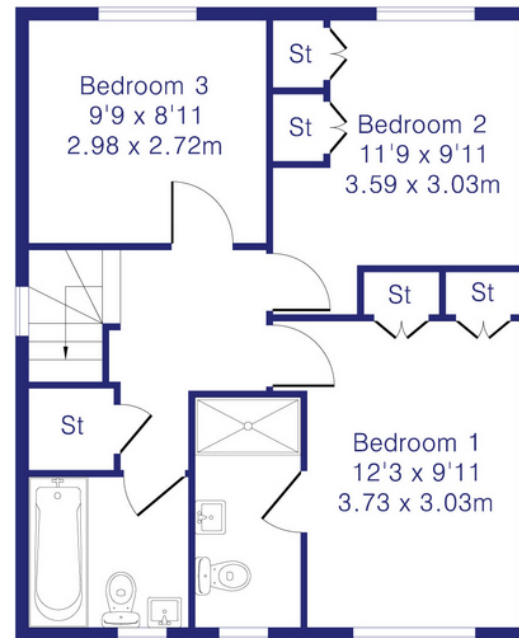
The Location

Local Shops 0.3m
Bicester Market Square 1.6m
Bicester Village 1.2m
Bicester North Station (London Marylebone from approx. 50 mins) 1.6m
Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 1.9m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.6m
All times and distances are approximate.

Approximate Gross Internal Area 1114 sq ft – 104 sq m
Ground Floor Area 635 sq ft – 59 sq m
First Floor Area 479 sq ft – 45 sq m



Ground Floor



First Floor

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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