



106 Barry Avenue, Bicester, OX26 2DL

Guide Price £450,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A super extended and improved, four bedroom semi-detached house. This excellent family home offers; fantastic ground floor accommodation including; an attractive hallway, refitted kitchen, large through sitting room/dining room, a conservatory and cloakroom. The upper floors provide four generous bedrooms and a stylish bathroom. To the front of the property there is off street parking, whilst to the rear there is a large 28 m, (approx 91ft) and unusually private rear garden with a range of outbuildings. There is also a garage in a separate block. Viewing highly recommended.

### MATERIAL INFORMATION

A traditionally constructed semi-detached house, probably built in the 1960's with later extensions. Mains; gas, electricity, water and drainage are connected. Heating gas fired boiler to radiators.

Broadband - according to Ofcom - all broadband up to and including Ultrafast are available.

Predicted mobile phone - according to Ofcom - indoors all service providers have limited availability for both voice and data, with the exception of 02 who are likely to have voice coverage. Outdoors all service providers are likely to have availability for both voice and data.

Local Authority - Cherwell District Council - D. EPC - C





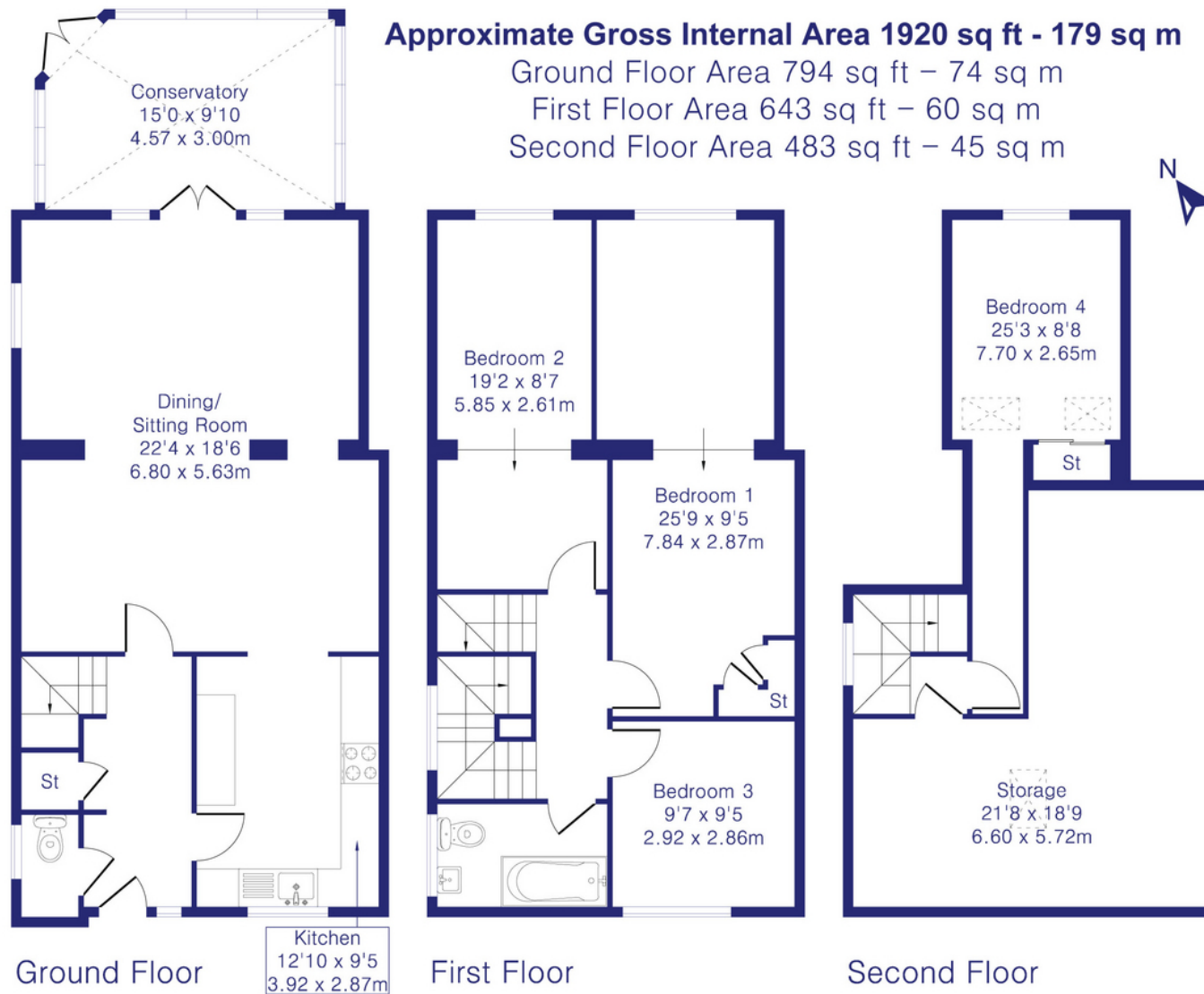


## Key Features

- A super extended four bedroom semi detached house
- Exceptional ground floor accommodation
- Rear garden extending to 28 m (approximately 91 ft) in length and private
- Ample driveway parking and garage in block
- Ground floor cloakroom and conservatory
- Four generously proportioned bedrooms
- Refitted bathroom
- Convenient to town and stations
- See our website for up-to-date material information.

## The Location

Brilliantly situated within a level walk of the town centre, leisure centre and local schools. Bicester North Station is approximately half a mile. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 is easily accessible, the towns two mainline railway stations between them provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town provides for all everyday needs as well as offering extensive recreational and employment opportunities.



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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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