



141 Avocet Way, Bicester, OX26 6YW

Guide Price £290,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A bright, airy and well presented terraced home with two spacious double bedrooms and two parking spaces. Ideally located close; shops, amenities and Bicester town centre, Bicester Village and the rail stations.

The hall leads to the kitchen, which is fitted with a comprehensive range of wall and base units, the sitting room has patio doors to the garden. There are two spacious double bedrooms and a bathroom. The front garden is low maintenance and the rear has a patios, lawn and a gate to the parking area with two allocated spaces.

The property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available (checker.ofcom.org.uk). Mobile – According to Ofcom there is limited mobile voice and data coverage indoors for EE, Three, O2 & Vodafone and Likely mobile voice and data coverage outdoors for EE, Three, O2 & Vodafone (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. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have noted the presence Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.





Key Features

- Two Spacious Double Bedrooms
- Sitting Room
- Fitted Kitchen
- Garden and Two Parking Spaces
- Well Presented and End of Chain
- Popular Area in a Quiet Location
- Gas Central Heating to Radiators
- See our website for up-to-date material information.

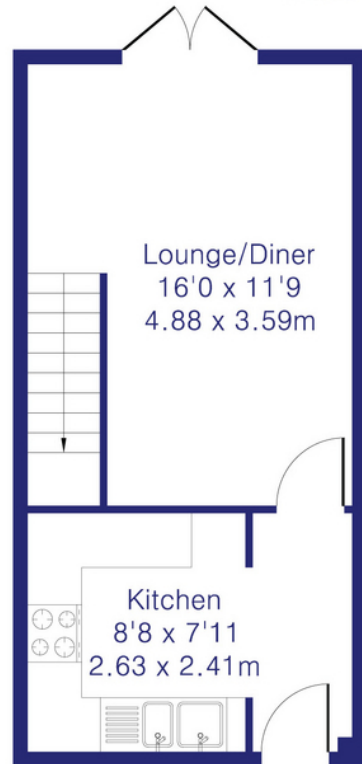
The Location

Local Shops 0.4m
 Bicester Market Square 1.2m
 Bicester Village 1.3m
 Bicester North Station (London Marylebone from approx. 50 mins) 1.6m
 Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 1.0m
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.3m
 All times and distances are approximate.
 Local Authority: Cherwell District Council - C. EPC - C

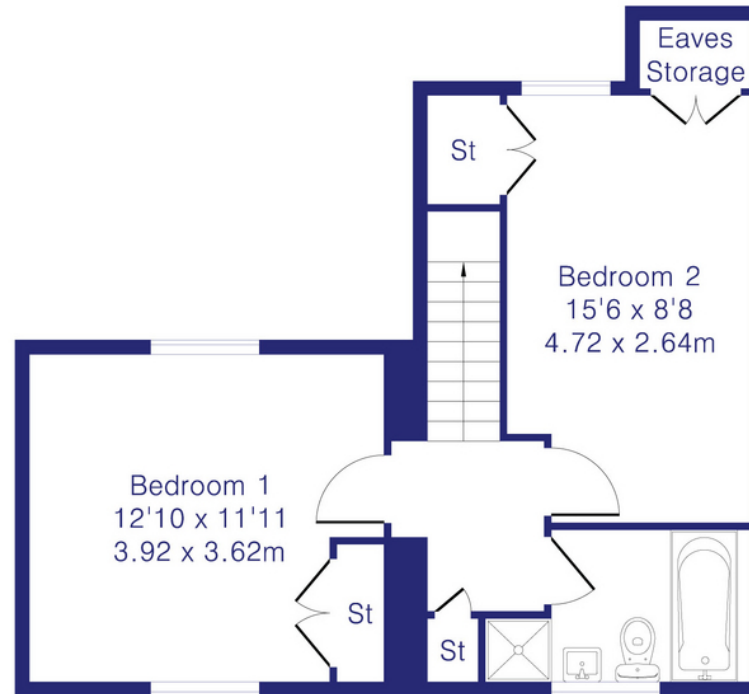
Approximate Gross Internal Area 696 sq ft - 65 sq m

Ground Floor Area 287 sq ft – 27 sq m

First Floor Area 409 sq ft – 38 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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