



Queens Avenue, Bicester, OX26 6TA

Guide Price £700,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A substantial four bedroom detached house, in an excellent central location, with a large private garden. This charming house built in the Georgian style, offers spacious and well thought out accommodation of around 1,500 square feet. The principal reception room is a large dual aspect room, with a window to the front and patio doors and a window overlooking the generous rear garden. There is a dining room with an archway to the kitchen, a rear lobby/utility room and a ground floor cloakroom. All bedrooms are on the first floor, with the master bedroom offering an en-suite. There is parking, a double garage and a lovely large private back garden.

MATERIAL INFORMATION

A traditionally constructed detached house.

Mains water, drainage, electricity and gas are connected.

Heating - gas fired boiler to radiators.

Broadband - Ofcom states - that standard and superfast broadband are available. Ultrafast is not.

Predicted mobile phone availability - Ofcom states - that all service providers are likely to have good availability for both voice and data, both indoors and outdoors, with the exception of EE where in-home coverage is variable.

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 of Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.

Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing.

Local Authority: Cherwell District Council. Band: F. EPC: D





Key Features

- Substantial detached house in the Georgian style
- Superb central location in an exclusive close
- Large private gardens
- Super dual aspect living room
- Generous dining room with kitchen adjacent
- Four good bedrooms
- En-suite to master bedroom
- Double garage
- Exceptionally convenient for stations and town centre
- No onward chain





The Location

Beautifully located in a secluded position just off of the town centre, amongst other attractive detached properties. The property is within approximately 1/2 a mile of both stations and is a level walk to the town centre. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 are easily accessible, the town's two mainline railway stations, between them, provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town caters for all everyday needs as well as offering extensive recreational and employment opportunities.



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.

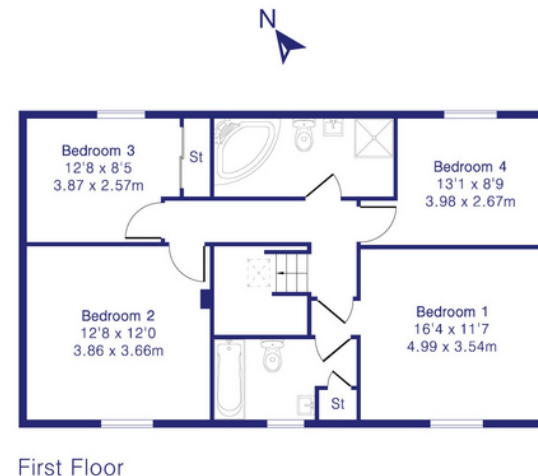
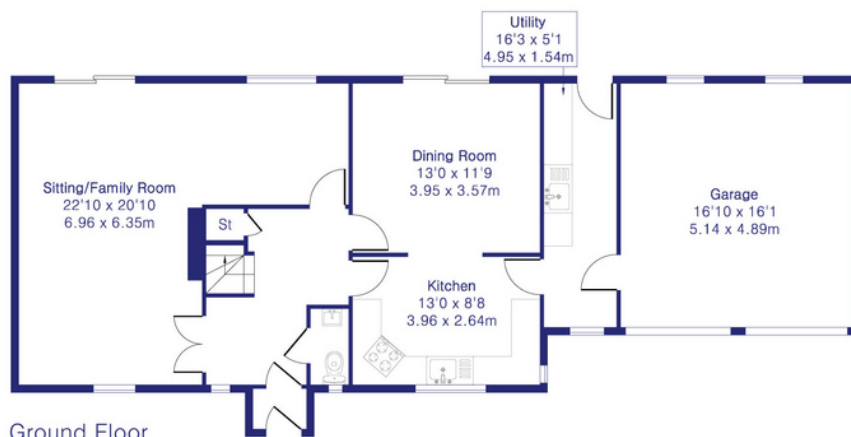
2. Any areas, measurements or distances are approximate.

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.

Approximate Gross Internal Area 1878 sq ft - 175 sq m

Ground Floor Area 1127 sq ft – 105 sq m

First Floor Area 751 sq ft – 70 sq m



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