



79 Kingsclere Road, Bicester, OX26 2JL

Guide Price £425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A three bedroom detached home in need of updating and modernisation with mature gardens and ideally located opposite the shop and backing onto the school playing field. From the hall there is; a sitting room with fireplace, a kitchen with a further reception room off and a door to the garage. Upstairs there are two double and a single bedroom along with a bathroom. The front garden has a lawn, flower beds and is flanked by a drive providing parking for two cars and access to the wider than normal garage. The rear also has mature plants and shrubs and a lawn.

MATERIAL INFORMATION

The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available (checker.ofcom.org.uk). Mobile – according to Ofcom there is good coverage outdoor and variable coverage indoor for EE, 02, Three & Vodafone (checker.ofcom.org.uk). The government portal generally highlights this as a medium chance of yearly flooding between 2040 and 2060 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 available upon request. 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.

Local Authority: Cherwell District Council - D. EPC -





Key Features

- In Need of Updating and Modernisation
- Potential to Extend
- Sitting Room
- Dining or 2nd Reception Room
- Kitchen
- Electric Storage Heaters
- Garage
- Parking
- Mature Gardens
- See our website for up-to-date material information.

The Location

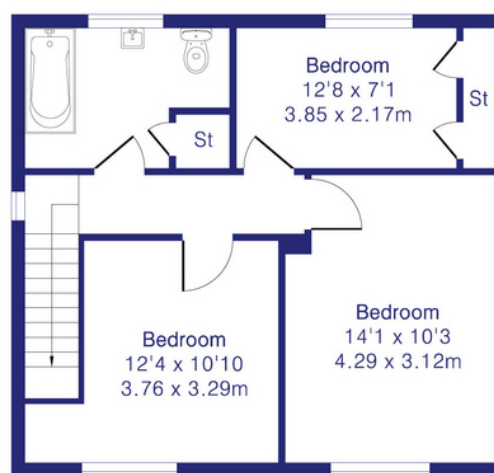
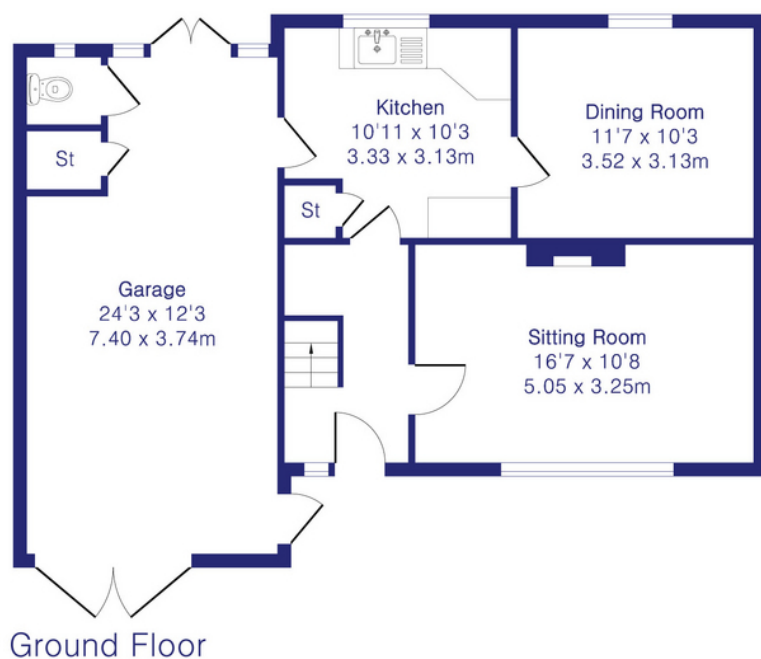
Bicester provides for all your everyday needs including a wealth of shops, amenities, bars, restaurants, nurseries, primary and secondary schools, doctors' surgeries, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting facilities clubs, associations and recreational possibilities.



**Approximate Gross Internal Area 1281 sq ft - 119 sq m
(Including Garage)**

Ground Floor Area 793 sq ft – 74 sq m

First Floor Area 488 sq ft – 45 sq m



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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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