



6 Barry Avenue, Bicester, OX26 2DY

Guide Price £395,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented and extended three bedroom semi detached house with a garage, driveway, and private back garden. Ideally located close to the shops, school, local amenities and the town centre.

A super enclosed porch leads into the hallway, the sitting room with a fireplace, bay window and the dining room then into the extended kitchen/breakfast/family room. The kitchen has modern wall and base units and a breakfast bar. Upstairs there are three bedrooms and a shower room. The block paved front garden is flanked by a driveway with parking for two cars and a single detached garage. The rear garden has patios, a lawn and flower beds.

The property is connected to mains; electricity, gas, water and drainage. Broadband - according to Ofcom up to Ultrafast broadband is available. Mobile – according to Ofcom there is good coverage outdoor and in home for Three and good outdoor with variable indoor coverage for EE, O2 & Vodafone (checker.ofcom.org.uk). 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 Covenants, 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 of Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.

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



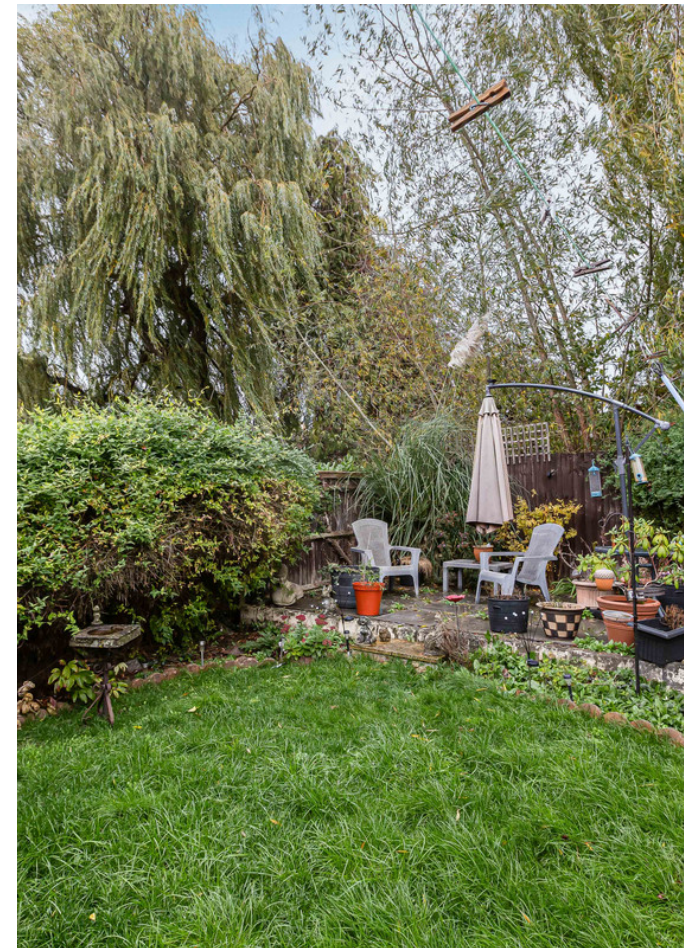


Key Features

- Three Bedrooms
- Sitting room
- Dining Room
- Extended and Re Fitted Kitchen Breakfast or Family Room
- Driveway with Parking for Two Cars
- Detached Garage
- Private Rear Garden
- Gas Fired Central Heating to Radiators
- Close to Shops and Primary School

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.

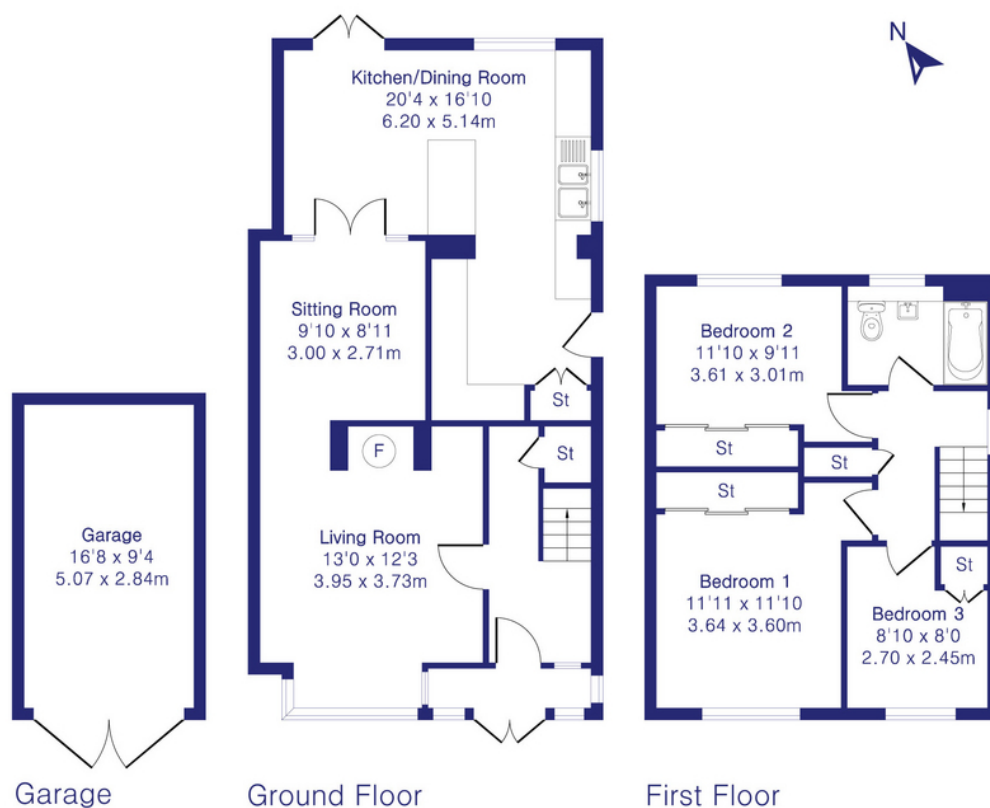


**Approximate Gross Internal Area 1058 sq ft - 98 sq m
(Excluding Garage)**

Ground Floor Area 638 sq ft – 59 sq m

First Floor Area 420 sq ft – 39 sq m

Garage Area 155 sq ft – 14 sq m



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.

Bicester Office
39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253
E bicester@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS