



61 Bicester Road, Kidlington, OX5 2LD

Guide Price £550,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Thomas Merrifield are delighted to bring to the market for the first time a 3 bedroom detached bungalow, in need of updating set, on a good sized plot with potential to extend subject to planning.

Accommodation comprises entrance hall, living room, dining room, kitchen, 3 bedrooms, bathroom.

Ample driveway to front leading to garage. A lovely sized rear garden with patio area.

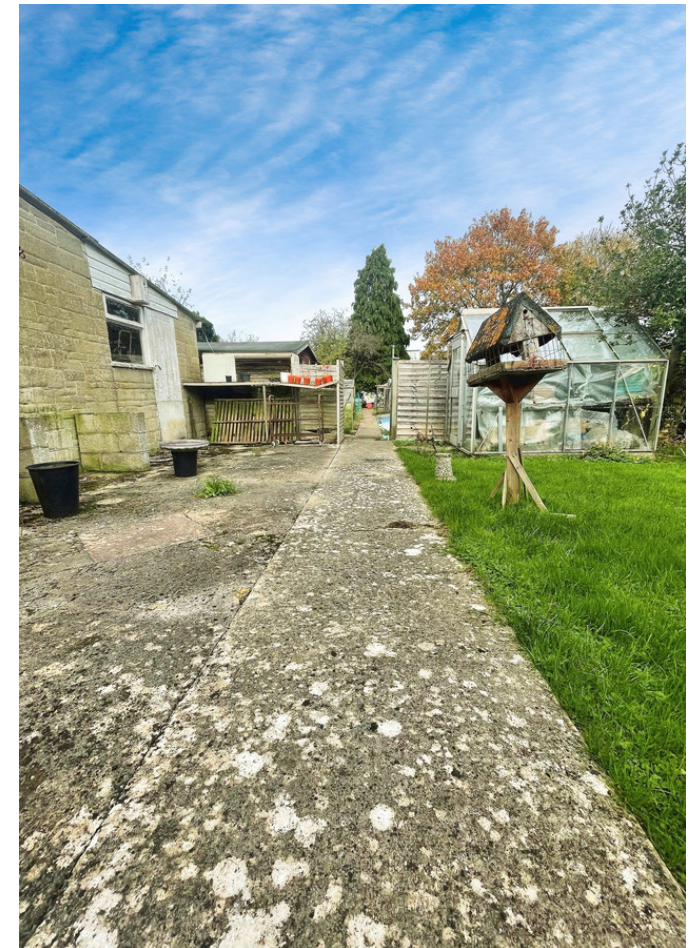
Material information to note:

- All mains services connected
- OFCOM checker indicates that standard to ultrafast broadband is available.
- OFCOM checker indicates that there is likely voice and data with Three and limited with EE, Vodafone and O2. Outside voice and data is likely with Three, O2, Vodafone and EE.
- Please contact the office for restrictive covenants.
- A new property has been built in the rear garden of 59 Bicester Road since these plans were produced.

Council Tax Band: D

EPC Rating: C





Key Features

- Detached bungalow
- 3 bedrooms
- Living room
- Dining room
- Kitchen
- Bathroom
- Garage
- Ample driveway parking
- Good sized garden
- Potential to extend STP

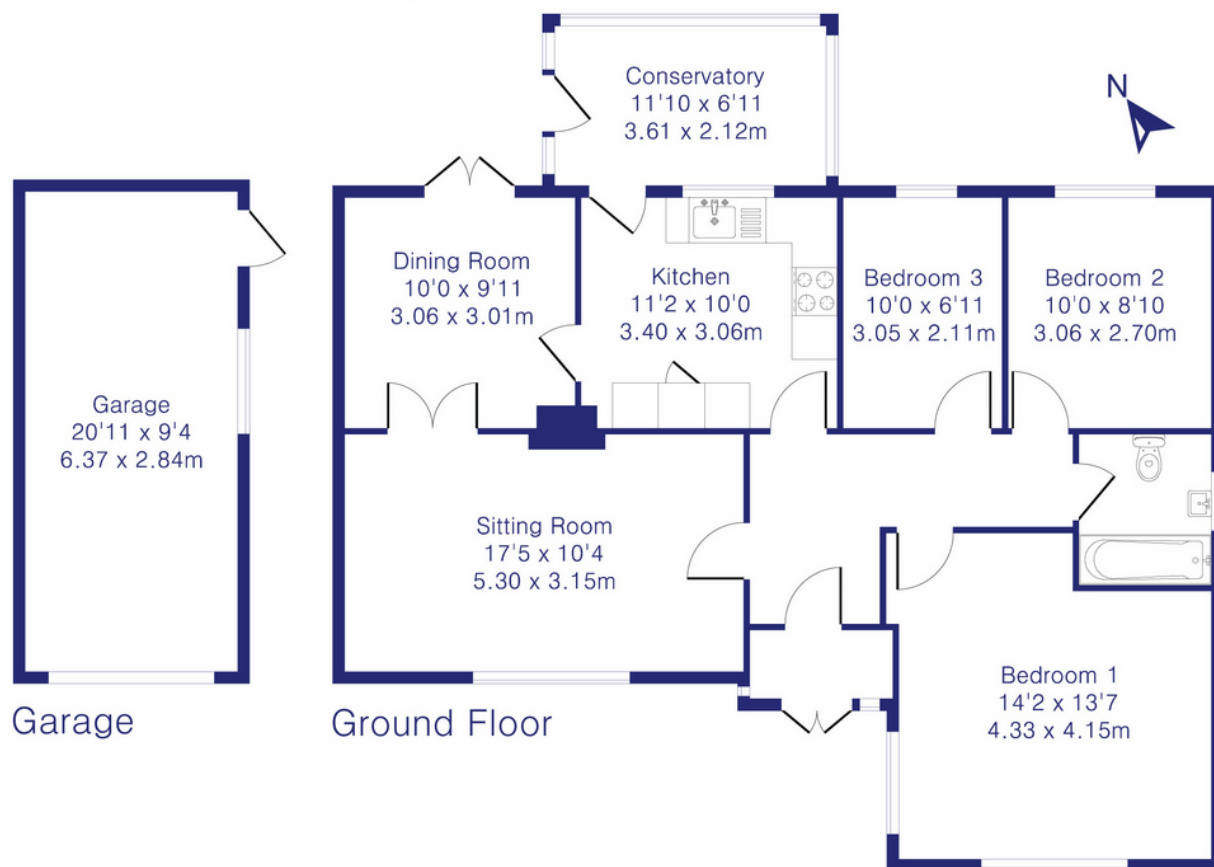
The Location

Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is also a choice of good restaurants offering a variety of cuisines. The village is ideally situated with easy access to the M40 and Oxford city centre via a regular bus service. The Oxford Parkway railway station (1.5 miles) provides easy access to London in approximately 75 mins. Other nearby stations are at Oxford City Centre (c5 miles) and Bicester (c10 miles). Open countryside and the River Cherwell are within easy walking distance of the property.

Approximate Gross Internal Area 1180 sq ft - 110 sq m

Ground Floor Area 987 sq ft – 92 sq m

Garage Area 193 sq ft – 18 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.

Kidlington Office

1B The Hampden Building, High Street
Kidlington, Oxfordshire, OX5 2DH

T 01865 379 880

E kidlington@thomasmerrifield.co.uk

W thomasmerrifield.co.uk



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