

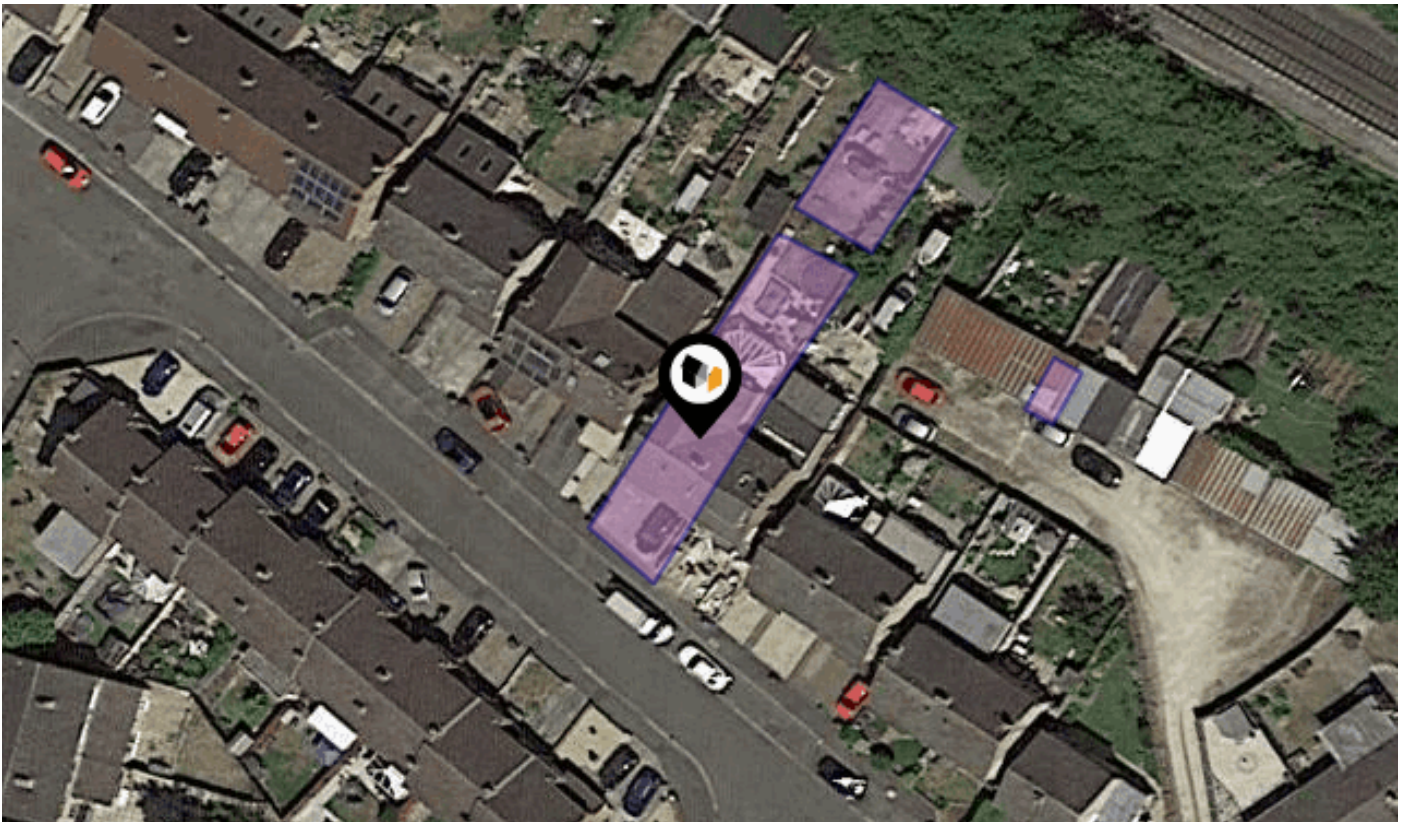


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 26th August 2024



BARRY AVENUE, BICESTER, OX26

Avocado Property

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Introduction

Our Comments



Property Overview



Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,593 ft ² / 148 m ²		
Plot Area:	0.07 acres		
Council Tax :	Band D		
Annual Estimate:	£2,351		
Title Number:	ON104352		

Local Area

Local Authority:	Oxfordshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	61 mb/s	1000 mb/s

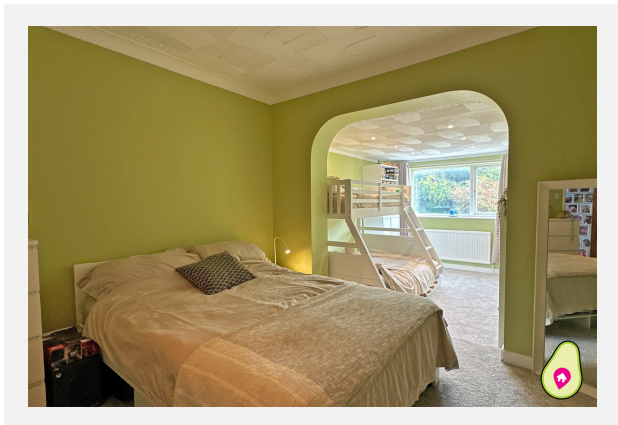
Mobile Coverage: (based on calls indoors)



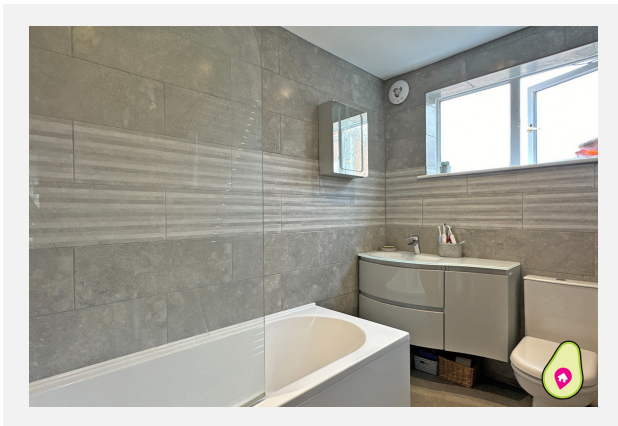
Satellite/Fibre TV Availability:



Gallery Photos



Gallery Photos

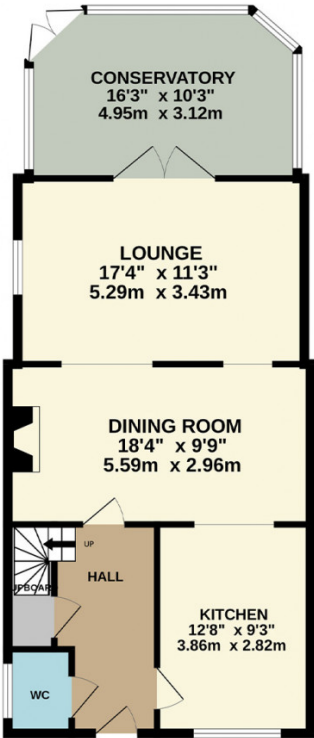


Gallery Photos

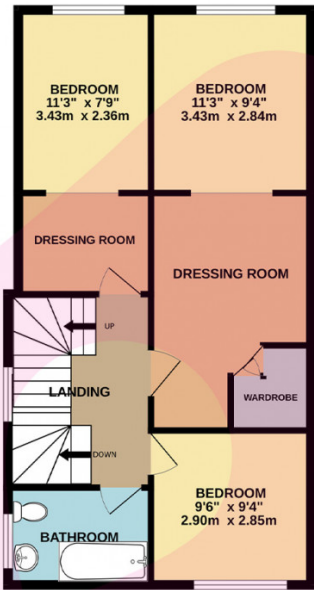


BARRY AVENUE, BICESTER, OX26

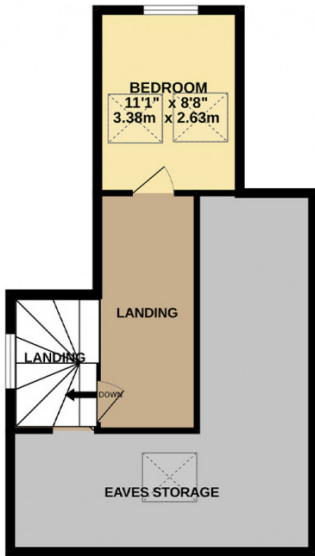
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Property EPC - Certificate



BICESTER, OX26

Energy rating

C

Valid until 15.08.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

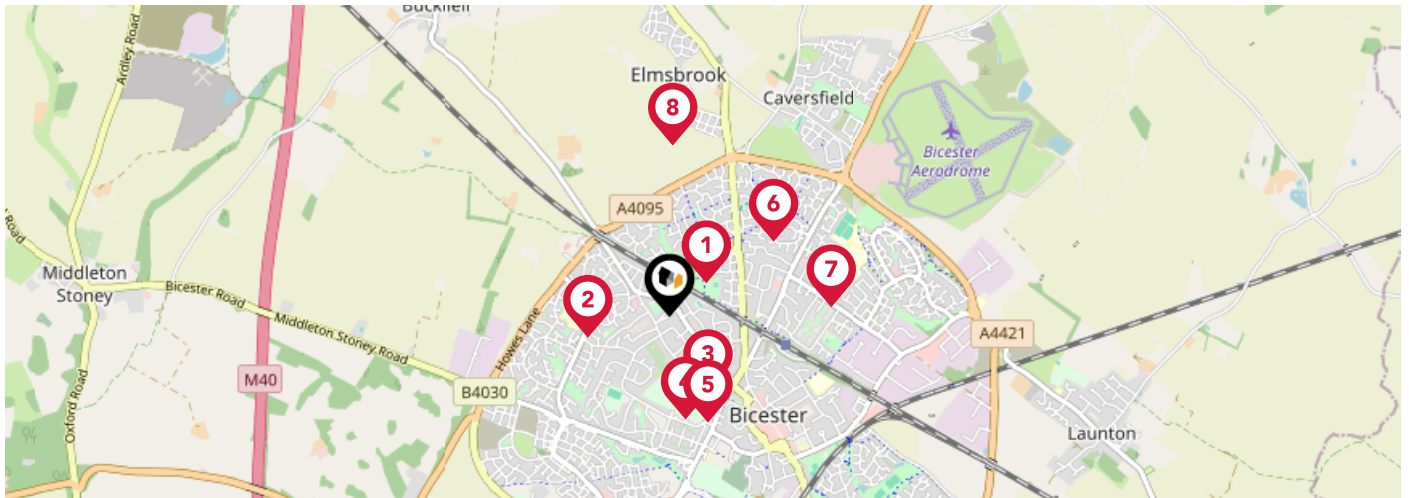
EPC - Additional Data



Additional EPC Data

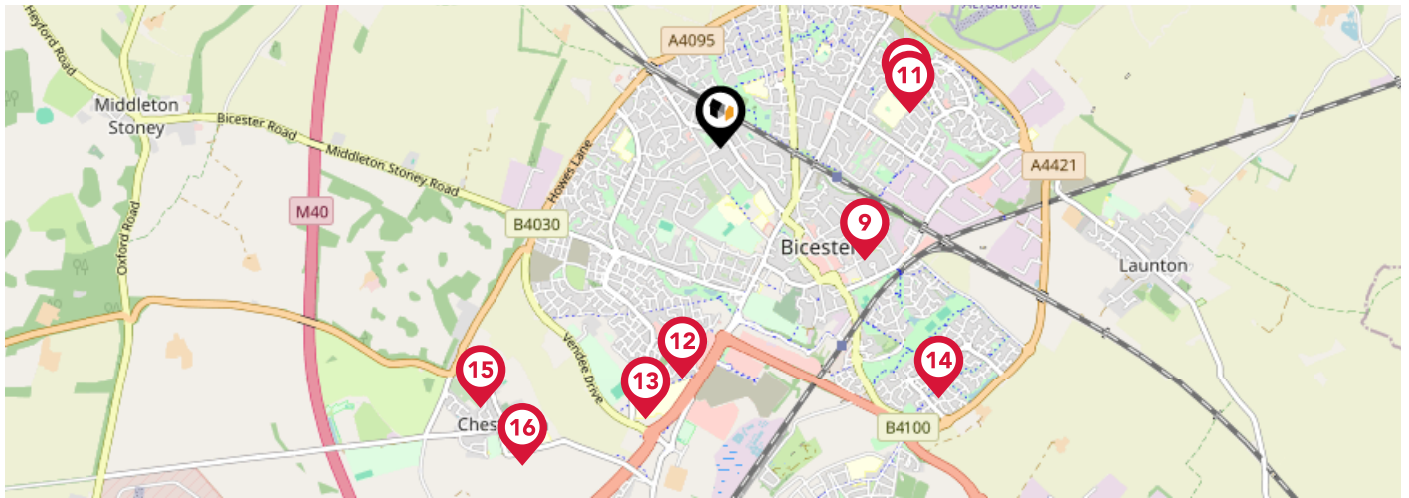
Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Good
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Poor
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Solid, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	148 m ²









Area Schools



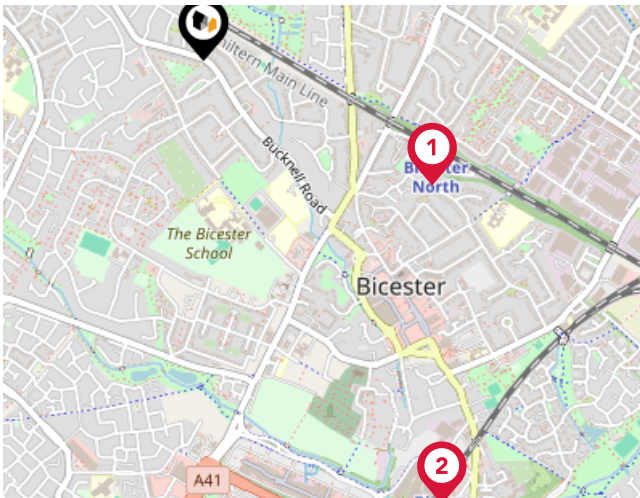
		Nursery	Primary	Secondary	College	Private
1	Bure Park Primary School Ofsted Rating: Good Pupils: 415 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	King's Meadow Primary School Ofsted Rating: Good Pupils: 445 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Brookside Primary School Ofsted Rating: Good Pupils: 320 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Bicester School Ofsted Rating: Good Pupils: 1239 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Mary's Catholic Primary School, Bicester Ofsted Rating: Good Pupils: 229 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Southwold Primary School Ofsted Rating: Good Pupils: 350 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Cooper School Ofsted Rating: Requires improvement Pupils: 1272 Distance:0.74	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Gagle Brook Primary School Ofsted Rating: Good Pupils: 164 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



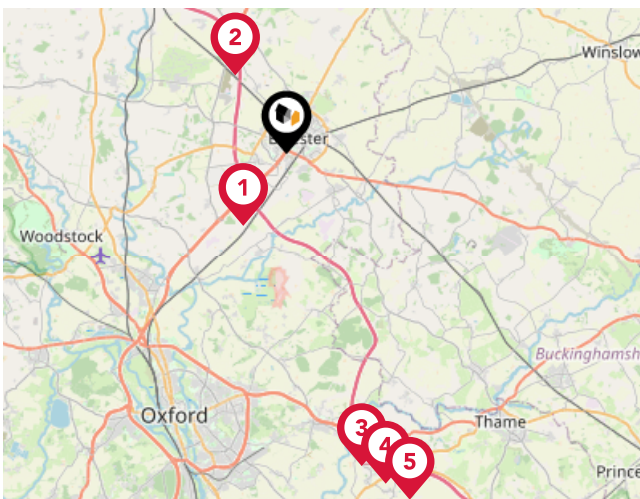
	Nursery	Primary	Secondary	College	Private
 Longfields Primary and Nursery School Ofsted Rating: Good Pupils: 388 Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bardwell School Ofsted Rating: Good Pupils: 113 Distance:0.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Glory Farm Primary School Ofsted Rating: Good Pupils: 344 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Edburg's Church of England (VA) School Ofsted Rating: Good Pupils: 489 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Whitelands Academy Ofsted Rating: Good Pupils: 467 Distance:1.28	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Langford Village Community Primary School Ofsted Rating: Good Pupils: 421 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Chesterton Church of England Voluntary Aided Primary School Ofsted Rating: Good Pupils: 195 Distance:1.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Bruern Abbey School Ofsted Rating: Not Rated Pupils: 201 Distance:1.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



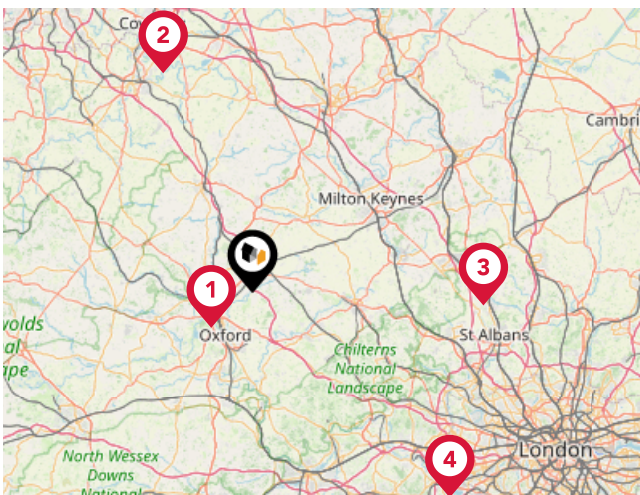
National Rail Stations

Pin	Name	Distance
1	Bicester North Rail Station	0.6 miles
2	Bicester Village Rail Station	1.15 miles
3	Heyford Rail Station	5.9 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J9	3.07 miles
2	M40 J10	3.39 miles
3	M40 J8A	11.79 miles
4	M40 J8	12.67 miles
5	M40 J7	13.48 miles

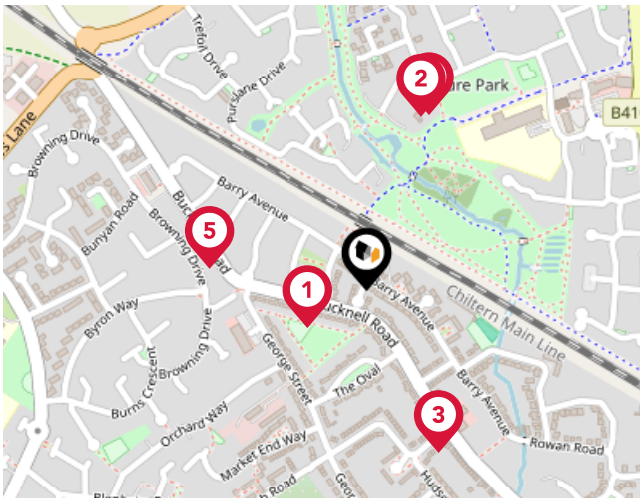


Airports/Helipads

Pin	Name	Distance
1	London Oxford Airport	8.19 miles
2	Coventry Airport	34.5 miles
3	London Luton Airport	33.62 miles
4	London Heathrow Airport Terminal 5	41.79 miles

Area

Transport (Local)



Bus Stops/Stations

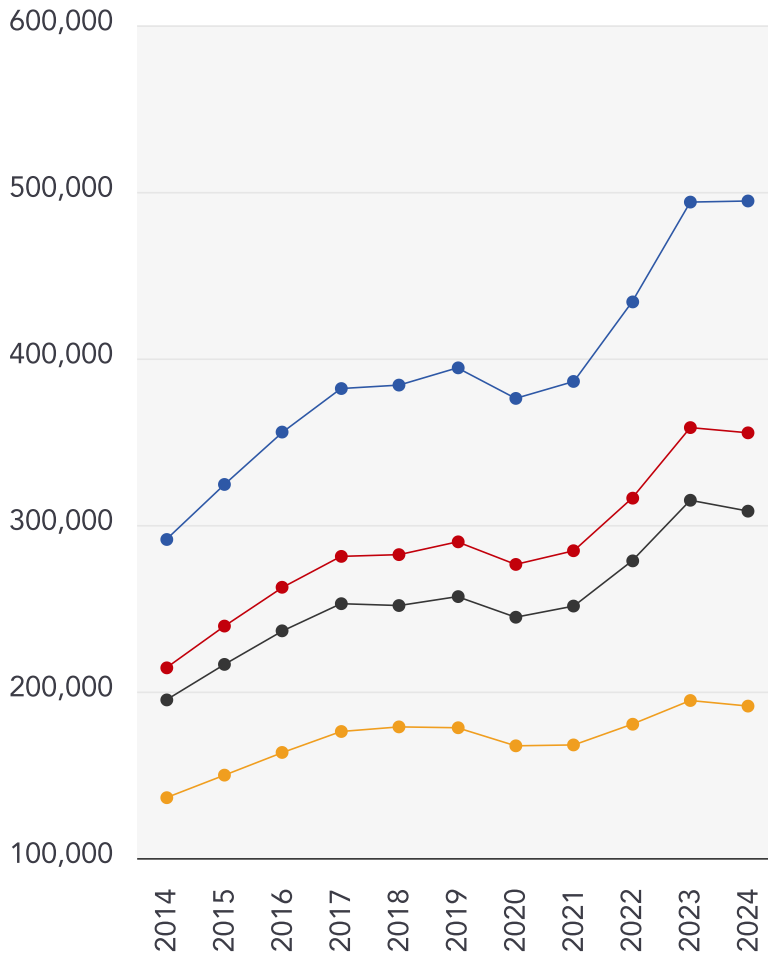
Pin	Name	Distance
1	Fane Close	0.08 miles
2	Lucerne Avenue HAR DEL	0.21 miles
3	The Star	0.2 miles
4	Lucerne Avenue	0.21 miles
5	Maud Close	0.18 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in OX26



Detached

+69.78%

Semi-Detached

+65.88%

Terraced

+58.14%

Flat

+40.36%

Avocado Property

About Us



Avocado Property

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Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

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Avocado Property

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