

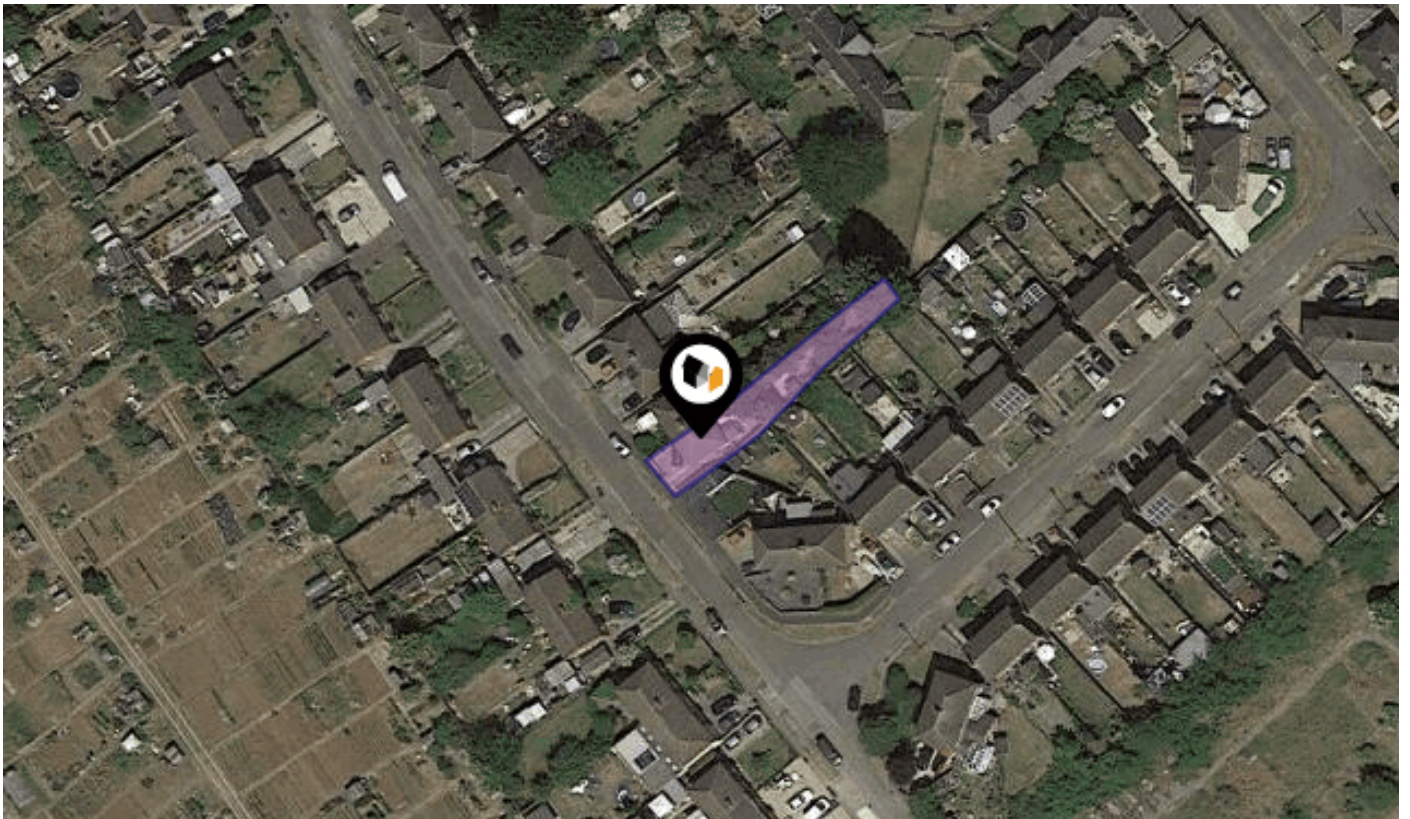


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 04th October 2024



GEORGE STREET, BICESTER, OX26

Avocado Property

07894820821

alistair@avocadopropertyagents.co.uk

www.avocadopropertyagents.co.uk



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Introduction

Our Comments



Property Overview



Property


Type: Semi-Detached
Bedrooms: 3
Floor Area: 796 ft² / 74 m²
Plot Area: 0.08 acres
Council Tax : Band C
Annual Estimate: £2,090
Title Number: ON221243

Tenure: Freehold

Local Area

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

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

16 mb/s **51** mb/s **1000** mb/s
  

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos



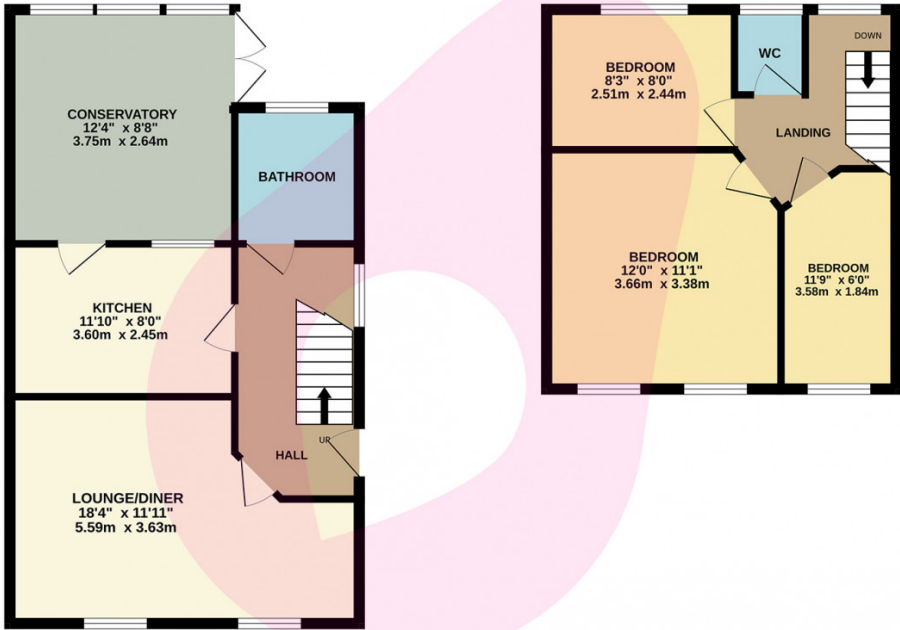
Gallery Photos



GEORGE STREET, BICESTER, OX26

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property EPC - Certificate



BICESTER, OX26

Energy rating

C

Valid until 02.10.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



Additional EPC Data

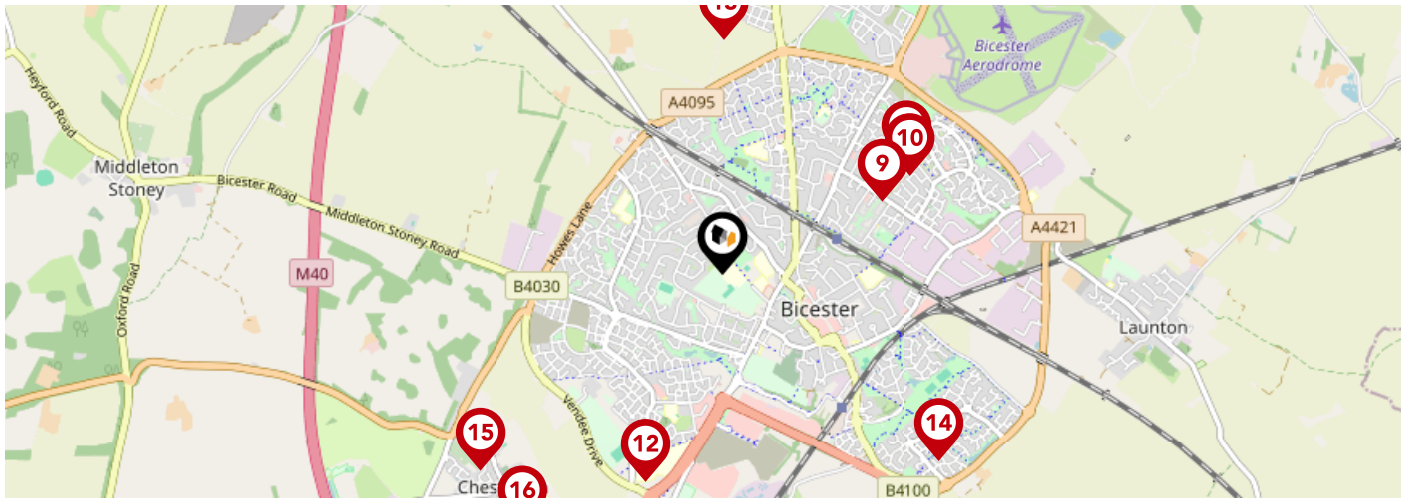
Property Type:	Semi-detached house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 350 mm loft insulation
Roof Energy:	Very good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
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:	74 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
1 Brookside Primary School Ofsted Rating: Good Pupils: 320 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 The Bicester School Ofsted Rating: Good Pupils: 1239 Distance:0.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 St Mary's Catholic Primary School, Bicester Ofsted Rating: Good Pupils: 229 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 King's Meadow Primary School Ofsted Rating: Good Pupils: 445 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Bure Park Primary School Ofsted Rating: Good Pupils: 415 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Longfields Primary and Nursery School Ofsted Rating: Good Pupils: 388 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 St Edburg's Church of England (VA) School Ofsted Rating: Good Pupils: 489 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Southwold Primary School Ofsted Rating: Good Pupils: 350 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

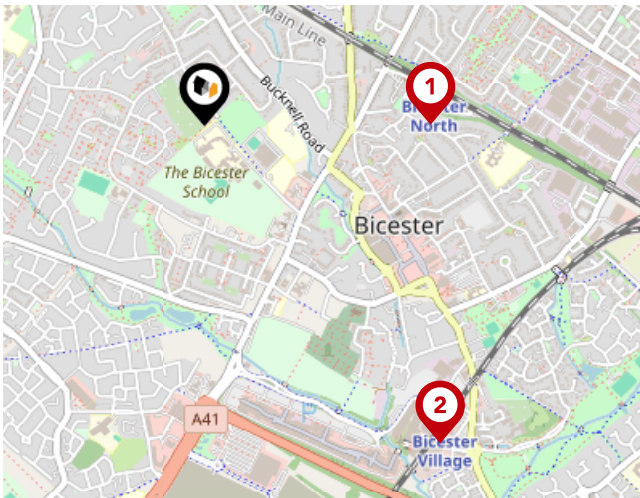
Area Schools



		Nursery	Primary	Secondary	College	Private
	The Cooper School Ofsted Rating: Requires improvement Pupils: 1272 Distance:0.81	<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:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bardwell School Ofsted Rating: Good Pupils: 113 Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Whitelands Academy Ofsted Rating: Good Pupils: 467 Distance:1.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gagle Brook Primary School Ofsted Rating: Good Pupils: 164 Distance:1.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Langford Village Community Primary School Ofsted Rating: Good Pupils: 421 Distance:1.3	<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:1.43	<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:1.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

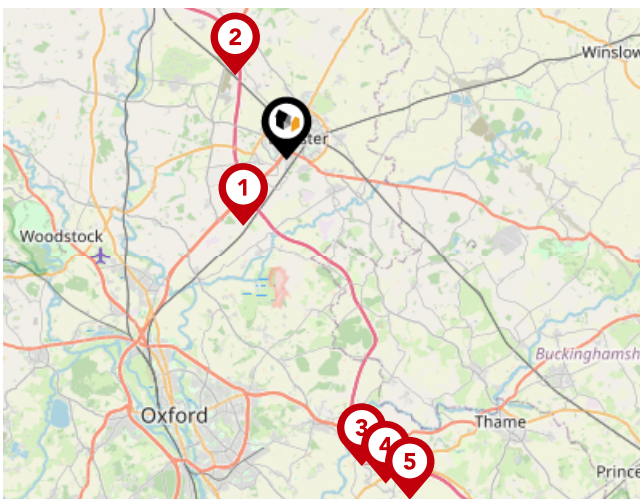
Area

Transport (National)



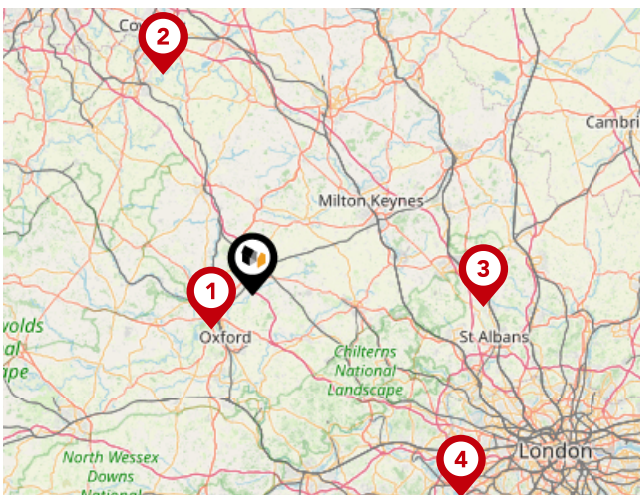
National Rail Stations

Pin	Name	Distance
1	Bicester North Rail Station	0.52 miles
2	Bicester Village Rail Station	0.9 miles
3	Heyford Rail Station	5.96 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J9	2.83 miles
2	M40 J10	3.64 miles
3	M40 J8A	11.51 miles
4	M40 J8	12.39 miles
5	M40 J7	13.21 miles

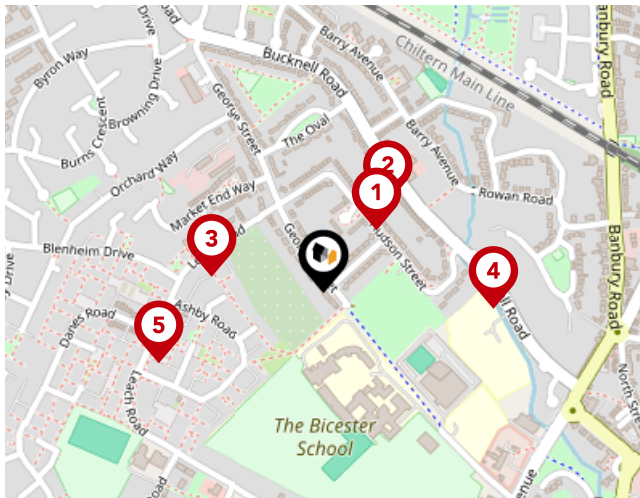


Airports/Helipads

Pin	Name	Distance
1	Kidlington	8.01 miles
2	Baginton	34.77 miles
3	Luton Airport	33.6 miles
4	Heathrow Airport	42.48 miles

Area

Transport (Local)



Bus Stops/Stations

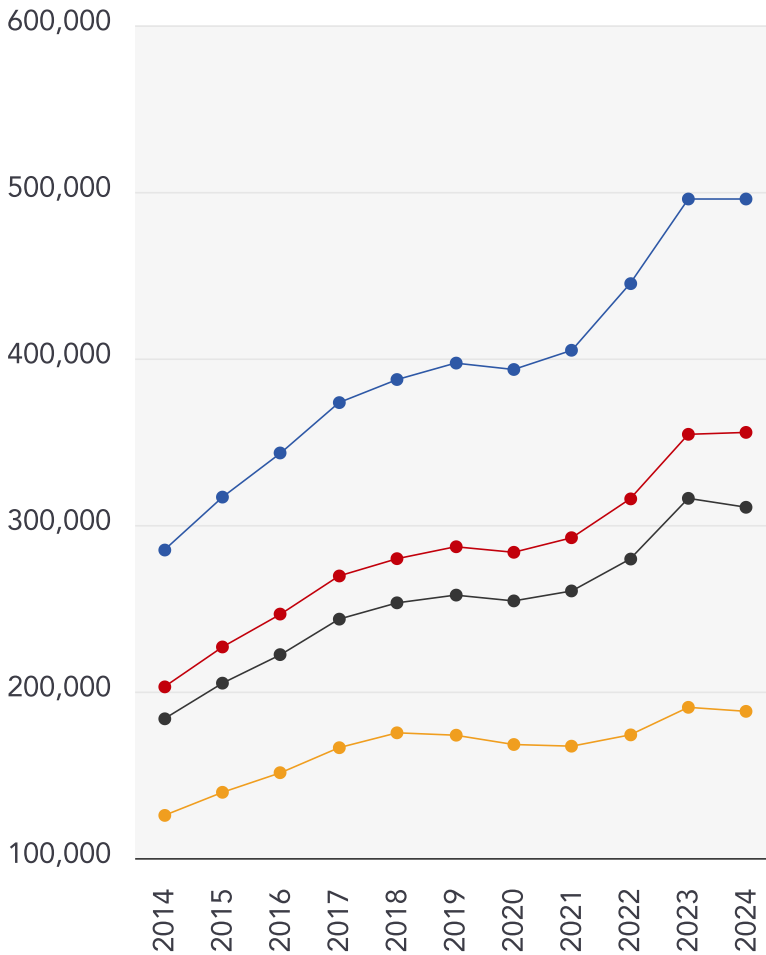
Pin	Name	Distance
1	The Approach	0.09 miles
2	The Star	0.13 miles
3	George Street	0.13 miles
4	Brookside School	0.19 miles
5	Danes Road	0.21 miles

Market

House Price Statistics



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



Detached

+73.97%

Semi-Detached

+75.35%

Terraced

+69.17%

Flat

+49.74%

Avocado Property

About Us



Avocado Property

We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

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.

Avocado Property

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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