



24 Kings End, Bicester, OX26 2AA

Guide Price £500,000 Freehold

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SALES LETTINGS



The Property

A handsome period town house with generous gardens and garaging offering a wonderful opportunity to restore and renovate. Many period features, Grade II listed, central location. This spacious property is believed to date from the mid-to-late 18th Century offering adaptable accommodation over three floors. There are two principal reception rooms with an inglenook fireplace in the sitting room. Farmhouse style kitchen/dining room with vaulted ceiling a Rangemaster Range and a Belfast sink. Additionally on the ground floor is a conservatory, utility area and shower room. The upper floors offer; five bedrooms and a bathroom. A major feature of the property is the generous garden which is both private and west facing. At the rear of the garden is a garage and parking (accessed from Fox Lane).

MATERIAL INFORMATION

A traditionally constructed Grade II attached house, with extensions. Mains; water, drainage, electricity and gas are connected. Gas fired central heating to radiators. Broadband - according to Ofcom - all broadband speeds up to and including ultrafast are likely to be available. Mobile phone availability - likely predicted availability is as follows - 02, Three and Vodafone good coverage indoor and out. EE good outdoor and variable indoor coverage.

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.

As well as being Grade II listed, the property is located in a conservation area.

Local Authority: Cherwell District Council - D. EPC - not assessed as listed property.





Key Features

- Handsome period town house with many period features
- Wonderful opportunity to restore and renovate
- Spacious accommodation
- Generous west facing garden
- Parking and garaging
- Two reception rooms
- Delightful kitchen and vaulted ceiling
- Up to five bedrooms
- See our website for up-to-date material information.

The Location

Located in a prominent central position within easy reach of both railway stations, the main shopping area and Bicester Village. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 are easily accessible, the town's two mainline railway stations, between them, provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town caters for all everyday needs as well as offering extensive recreational and employment opportunities.

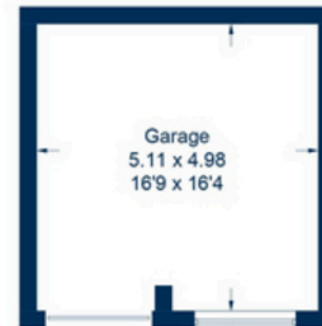
Approximate Gross Internal Area
 Ground Floor = 80.4 sq m / 865 sq ft
 First Floor = 39.4 sq m / 424 sq ft
 Second Floor = 39.4 sq m / 424 sq ft
 Garage = 25.7 sq m / 277 sq ft
 Total = 184.9 sq m / 1,990 sq ft



Second Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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