



11 Norris Road, Upper Arcott, OX25 1NZ

Guide Price £310,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A detached three bedroom bungalow set on a double width plot, on a traditional village road. The property is a pre-fabricated Woolaway construction and therefore mortgages are not available from high street lenders. No onward chain. This well maintained light and bright bungalow has a hallway with all rooms off, a large dual aspect living room with patio doors to the rear garden. A well proportioned kitchen, three bedrooms and a shower room. There are wrap around gardens with ample parking to the front, a garage and a secluded west facing rear garden.

MATERIAL INFORMATION

A detached three bedroom bungalow of prefabricated Woolaway construction. Mains; water, drainage and electricity are connected. Main heating, electric storage heaters. We understand that gas is available in the road. Broadband - predicted availability according to Ofcom - all broadband speeds up to and including Ultrafast are likely to be available. Mobile phone coverage - Ofcom states likely availability as follows - EE good outdoors, all other service providers variable outdoors. 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.

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





Key Features

- Detached three bedroom bungalow
- Double width plot
- Pre-fabricated Woolaway construction (mortgage is not available from High Street Lenders)
- Large dual aspect living room
- Well proportioned kitchen
- Shower room
- Two driveways with good parking
- Garage
- Considerable potential subject to planning
- See our website for up-to-date material information.

The Location

Attractively situated on a traditional village road, within the village of Arncott. Arncott is a minimum size village with the benefit of a public house and a convenience store. Nearby village offers primary schools and the market town of Bicester is approximately four miles away. 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.

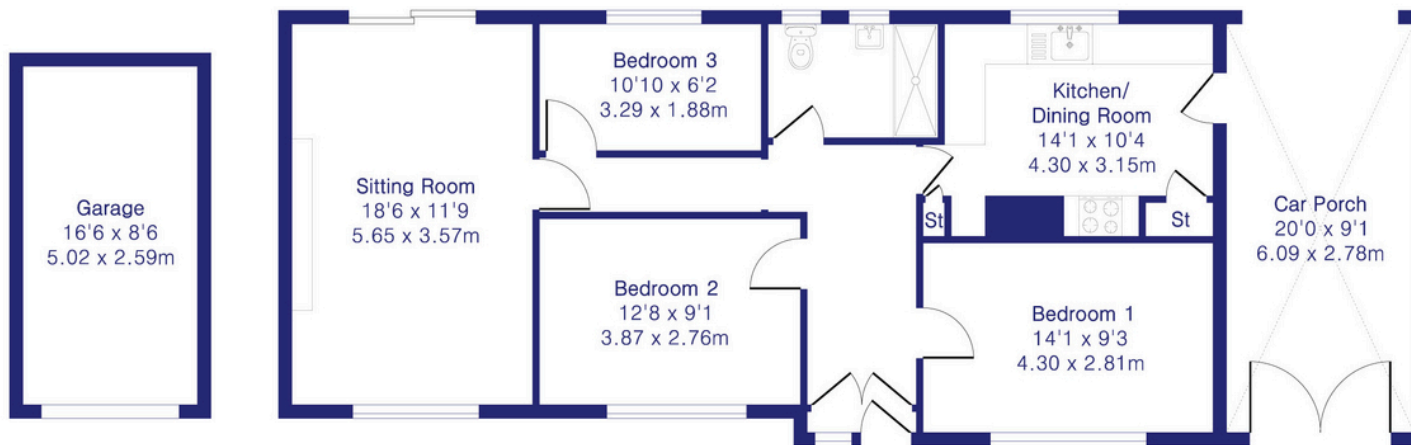
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Approximate Gross Internal Area 857 sq ft - 80 sq m
(Excluding Garage)**

Garage Area 140 sq ft - 13 sq m



Garage

Ground Floor

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