



22 Bassett Avenue, Bicester, OX26 4TZ

Guide Price £325,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

An ideally located three double bedroom house, with an unusually private garden, garage and conservatory. No onward chain. An entrance hall is accessed to both principal ground floor rooms with the sitting room having double doors opening onto a large conservatory. The kitchen has a good range of wall and base units with working surfaces over. On the first floor there are three well proportioned bedrooms and a smart family bathroom. The rear garden is well enclosed and unusually private with a large decked area. Viewing highly recommended.

### MATERIAL INFORMATION:

A traditionally constructed three bedroomed terraced house, probably built in the 1970's.

Mains water, drainage, electricity and gas are connected.

Broadband to the house is currently disconnected, however, we understand that all broadband speeds up to and including ultrafast are available according to Ofcom.

Predicted likely mobile phone availability; EE, O2 and Vodafone good outdoor and in home. Three good outdoor and variable in home.

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.

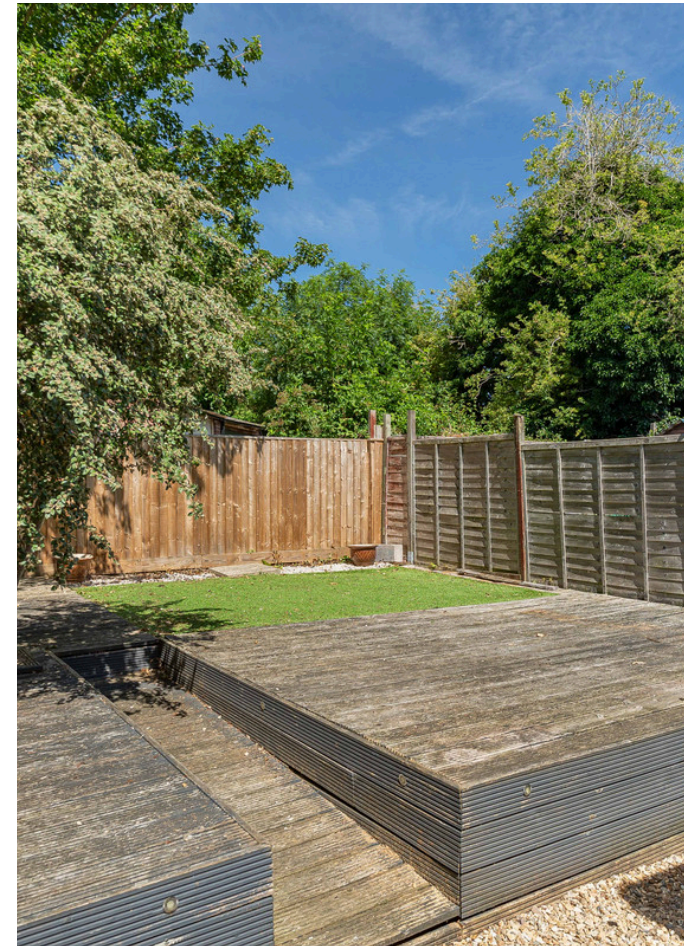
These are generally considered safe unless disturbed but prospective buyers must take their own advice.

Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing.

Local Authority: Cherwell District Council. Council Tax Band:

C. EPC: TBC





## Key Features

- Three double bedrooms
- No onward chain
- Garage and off street parking for multiple cars
- Secondary and primary schools within a very short walking distance
- Bicester North Station within half a mile
- Unusually private rear garden
- Conservatory
- Smart bathroom
- Convenient to local shops and bus services
- Viewing highly recommended

## The Location

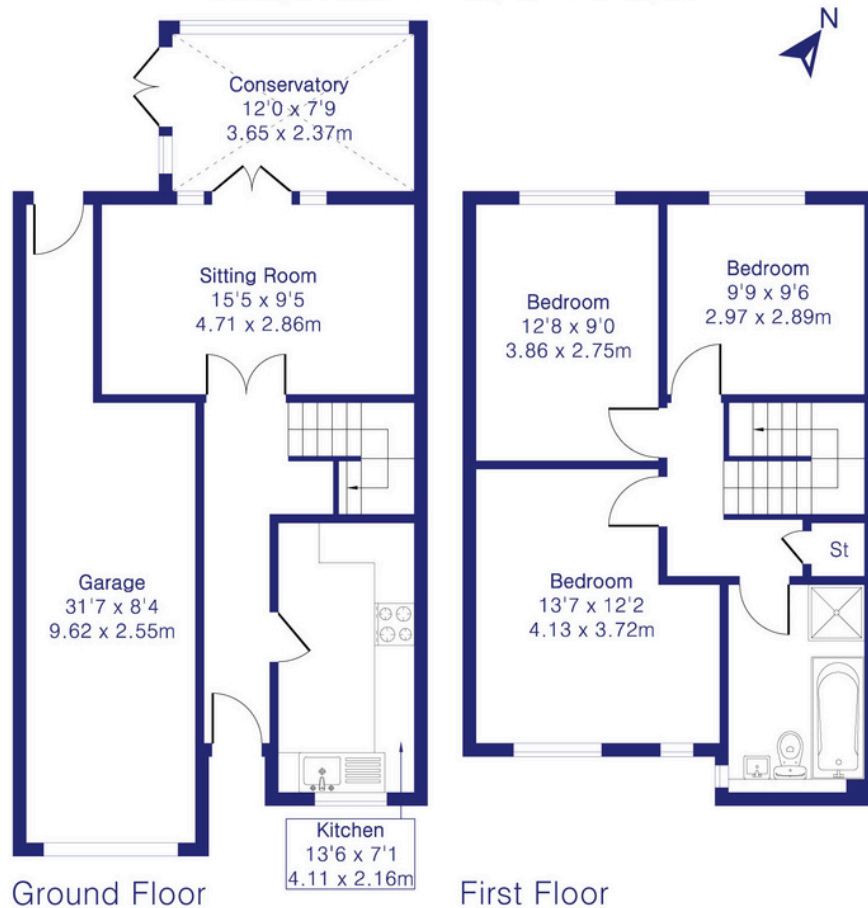
Ideally located in a pleasant residential area convenient to local shops, schools and Bicester North Station. Within minute's walk of secondary and primary schools. Bicester is a thriving historic market town with exceptional road and rail links. Both Junction 9 and 10 of the M40 are easily accessible, 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 970 sq ft - 90 sq m  
(Excluding Garage)**

Ground Floor Area 442 sq ft – 41 sq m

First Floor Area 528 sq ft – 49 sq m

Garage Area 214 sq ft – 20 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.

**Bicester Office**

39 Market Square, Bicester  
Oxfordshire, OX26 6AG

T 01869 253 253

E [bicester@thomasmerrifield.co.uk](mailto:bicester@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

THOMAS  
MERRIFIELD  
SALES LETTINGS