



8 Bassett Avenue, Bicester, OX26 4TZ

Guide Price £350,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A spacious three bedroom house with a ground floor extension, three proper bedrooms and a super convenient location. This attractive and well cared for home, provides ideal family accommodation. There is a porch, a hallway, a large through sitting/dining room, an excellent family room extension (with cloakroom) and a well fitted kitchen. All three bedrooms are on the first floor where there is a beautifully presented shower room. As well as having gardens to both the front and rear, there is a garage in a separate block with a parking space in front of it. Viewing highly recommended.

### MATERIAL INFORMATION

A centre terrace three bedroom house of conditional construction. Mains; water, drainage, gas and electricity are connected. Heating via gas fired boiler to radiators. Broadband - according to Ofcom - all broadband speeds up to and including Ultrafast are available.

Predicted mobile phone availability - according to Ofcom - indoors all service providers are likely to have availability for both voice and data, with the exception of three who are predicted to have limited availability for both services. Outdoors all service providers are likely to have availability for both voice and data.

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. We have noted the presence of Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.

Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing. Local Authority: Cherwell District Council - C. EPC - C.



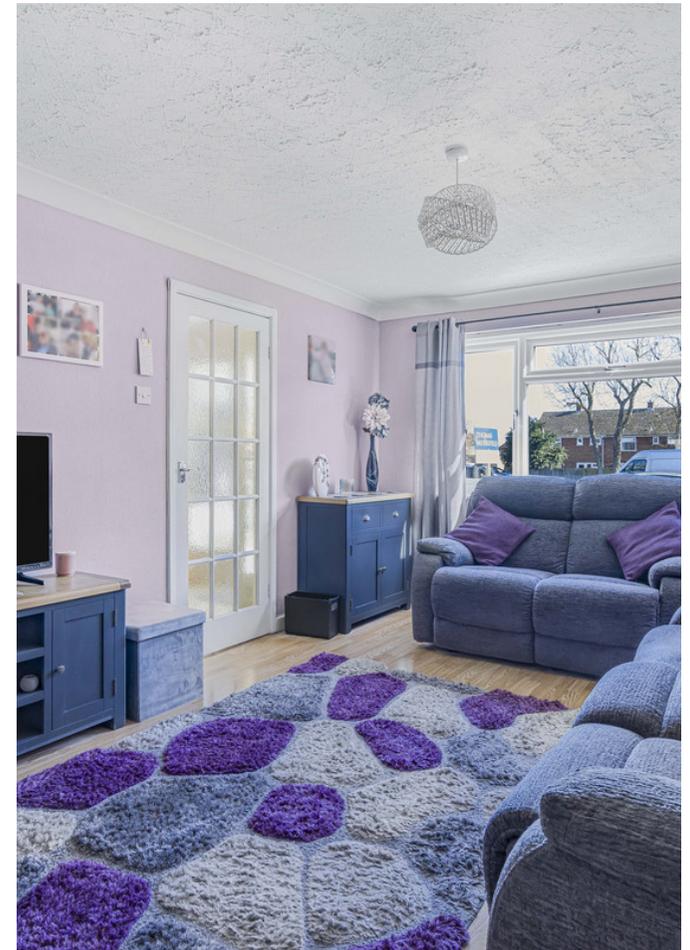


## Key Features

- An extended three bedroom house
- Beautifully cared for and maintained
- Large through living/dining room
- Family room extension with ground floor cloakroom
- Well designed kitchen
- Three good bedrooms
- Stylish shower room
- Gardens, garage and parking
- Potentially chain free sale
- See our website for up-to-date material information.

## The Location

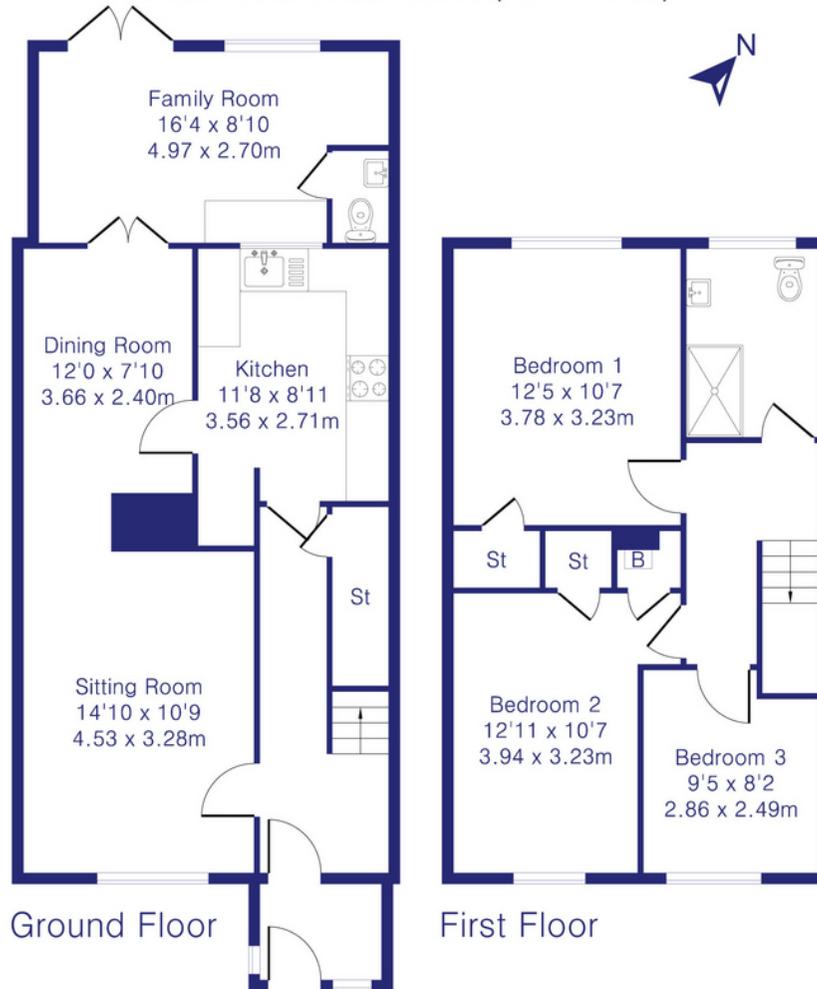
Ideally located for both primary and secondary schools, as well as Bicester North Station. Just across the road there is an excellent local parade of shops and within easy walking distance there is a doctors surgery and other retail premises. Bicester is a thriving, historic market town with exceptional 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 1160 sq ft - 108 sq m**

Ground Floor Area 668 sq ft – 62 sq m

First Floor Area 492 sq ft – 46 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