



5 The Butts, Merton, OX25 2NN

Guide Price £425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Ideally located in a quiet close, an extended three bedroom link detached house in need of updating and modernisation. Off the porch there is a cloakroom and spacious hall, double doors leading into the sitting room with a fireplace. The dining room has patio doors into the garden. The kitchen has cupboards and a door in to a workshop which in turn has a door into the garage. Upstairs there are three bedrooms and a shower room. Outside the front garden is low maintenance and has parking for four cars and at the rear has paving and garden

The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available (checker.ofcom.org.uk). Mobile – according to Ofcom there is good outdoor coverage for EE, 02, Three & Vodafone (checker.ofcom.org.uk). We are not aware of any planning permissions in place which would negatively affect the property but interested parties should make their own enquiries with the local authority. Information relating to Covenants, Easements, Boundaries, Restrictions & Rights are available upon request. 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 Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.





Key Features

- Three Bedrooms
- Sitting room
- Dining Room
- Kitchen
- Workshop
- Garage
- Parking for Four Cars
- In Need of Updating and Modernisation
- Gardens
- Oil Fired Heating to Radiators

The Location

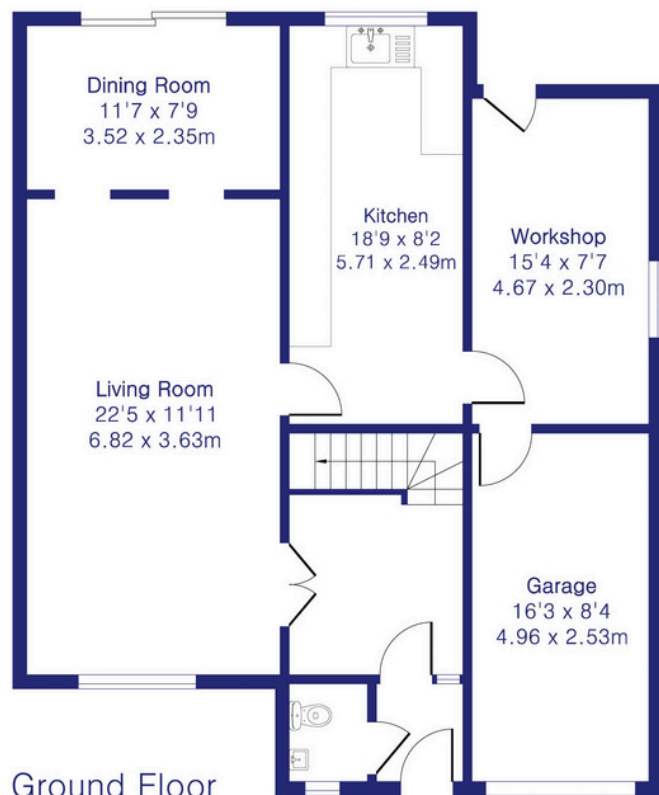
Local Shops 2.1m
 Bicester Market Square 4.6m
 Bicester Village 4.8m
 Bicester Village Station (London Marylebone from approx. 57 mins, Oxford from approx. 16 mins) 4.5m
 Bicester North Station (London Marylebone from approx. 50 mins Birmingham New Street from approx. 1hr 17 mins) 5.4m
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 4.8m
 All times and distances are approximate.

**Approximate Gross Internal Area 1115 sq ft - 104 sq m
(Excluding Garage)**

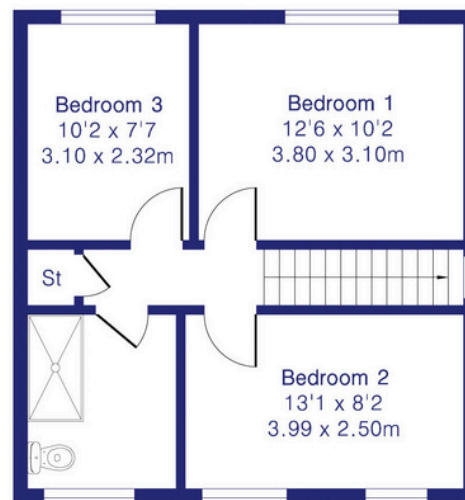
Ground Floor Area 667 sq ft – 62 sq m

First Floor Area 448 sq ft – 42 sq m

Garage Area 267 sq ft – 25 sq m



Ground Floor



First Floor

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.

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