



17 Millfield Avenue, Bicester, OX27 0HP

Offers In Excess Of £400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A very well presented, bright and airy three bedroom semi detached home with an open plan living area, off street parking and a large garden. Ideally located in this highly desirable and sought after village. The open plan sitting/dining and kitchen is situated as you enter the property. Off it is a very handy rear lobby, pantry and cloakroom. Upstairs there are three bedrooms and a modern family bathroom. The front garden allows for parking for three cars and side access to a garage/store. The spacious rear garden is laid to lawn.

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 & Vodaphone and variable outdoor coverage for O2 & Three (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. We are aware of planning applications in the area, more information is available on <https://www.buckinghamshire.gov.uk/planning-and-building-control>. 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

- Three Bedrooms
- Open Plan Sitting Dining Kitchen
- Bathroom and Cloakroom
- Large Rear Garden
- Off Street Parking for Three Cars
- Garage or Store
- Oil Fired Central Heating to Radiators

The Location

Marsh Gibbon has a very active community and many local amenities to include: a super shop and post office, primary school, Pre School, Churches, public house, a wonderful active village hall with pop-up pub and food vans on Saturdays, with many clubs and associations

Local Shop 0.3m, Bicester Market Square 5.9m, Buckingham Market Square 9.7m, Bicester North Station (London Marylebone from approx. 50 mins) 5.7m, Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 5.6m, Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 6.1m

All times and distances are approximate.



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.

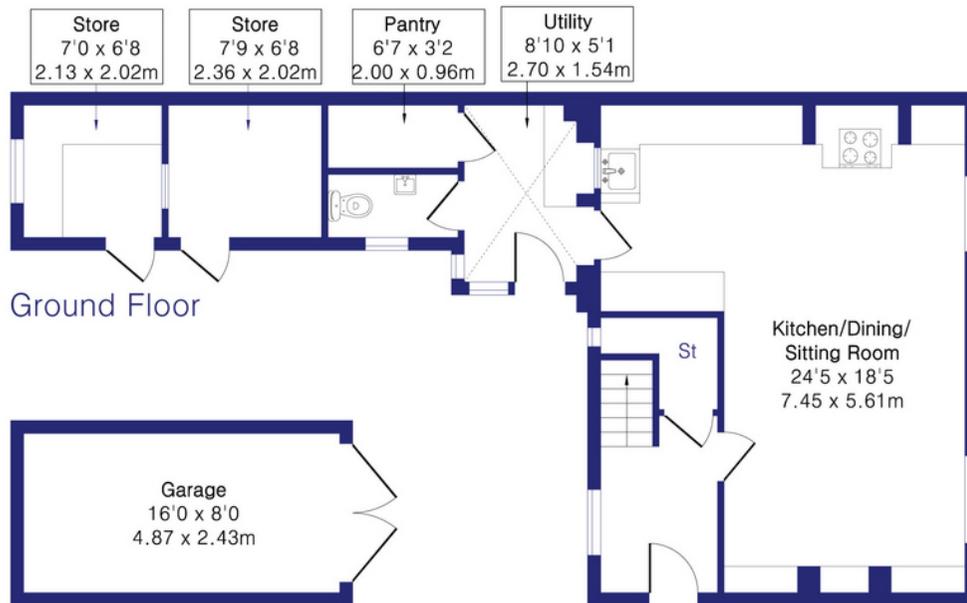
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any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

Approximate Gross Internal Area 1105 sq ft - 103 sq m (Excluding Garage)

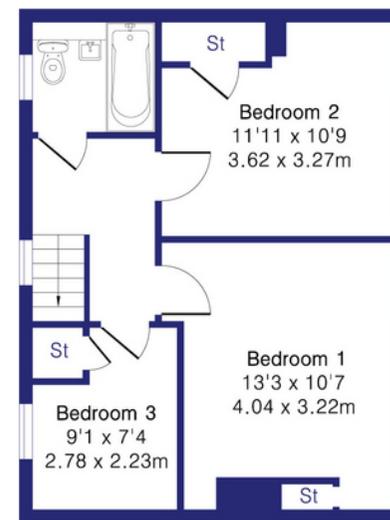
Ground Floor Area 655 sq ft – 61 sq m

First Floor Area 450 sq ft – 42 sq m

Garage Area 127 sq ft – 12 sq m



Garage



First Floor

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