



11 Austen Walk, Bicester, OX26 2FW

Guide Price £325,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extended and improved three bedroom semi detached house overlooking a pleasant green in a mature and popular area. This super family home offers a large living room overlooking the green and a particularly generous extended kitchen/dining room with a good range of wall and base units, together with ample working surfaces. Three bedrooms are on the first floor and there is a smart family bathroom. Outside the rear garden is well enclosed and to the rear of this there is parking. Viewing highly recommended.

MATERIAL INFORMATION

A three bedroom semi detached house traditionally constructed around 60 years ago.

Mains water, gas, electricity and drainage are connected.

Heating - gas fired central heating to radiators.

Broadband - likely availability according to Ofcom - all broadband speeds, including Ultrafast are likely to be available.

Mobile phone coverage - predicted likely availability - according to Ofcom; 3 good outdoor and good indoor, Vodafone good outdoor and variable indoor, EE and O2 good outdoor.

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 - Band: C. EPC - C.



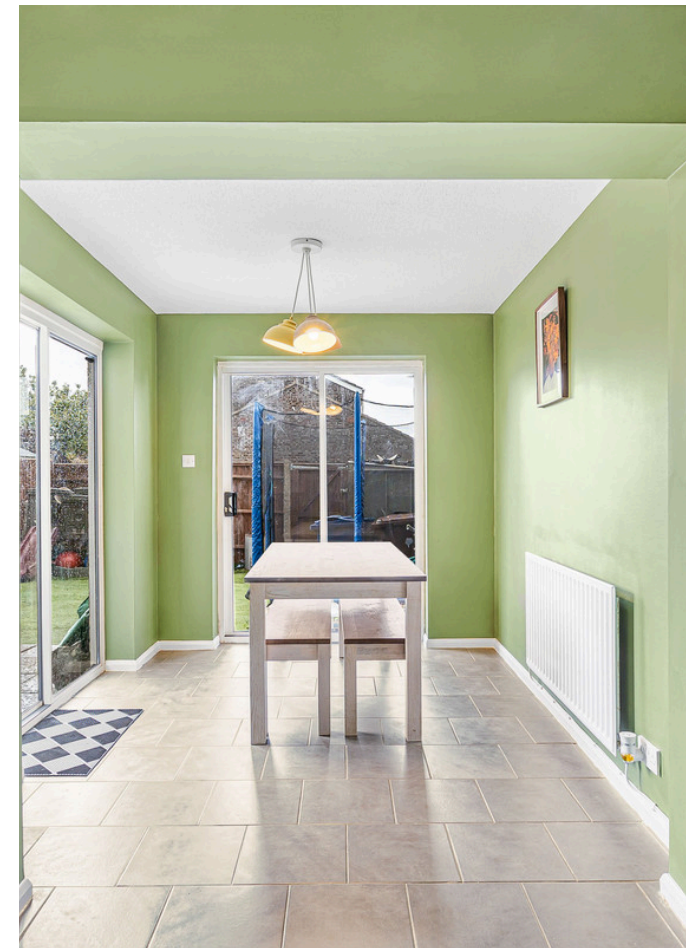


Key Features

- Three bedroom semi detached house
- Extended and improved
- Large kitchen/dining room
- Spacious sitting room
- Overlooking a green at the front
- Parking
- Convenient to schools and shops
- Viewing highly recommended

The Location

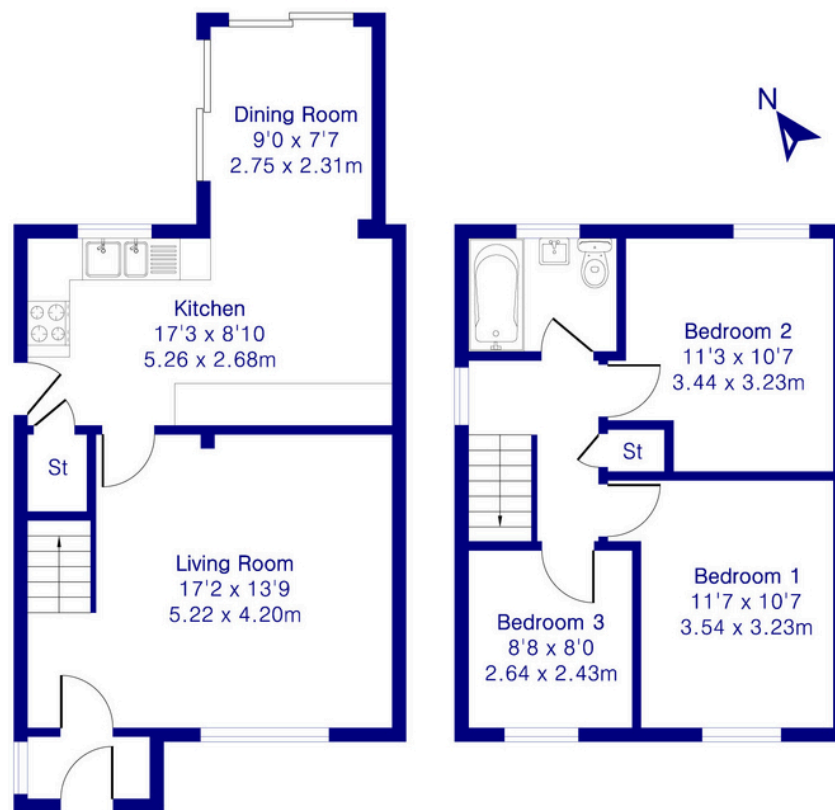
Pleasantly situated overlooking open green to the front and with no houses directly behind. Austen Walk is within 1/2 of a local parade of shops, bus services and is easily accessible to the town centre. Bicester is a thriving historic market town with exceptional road and rail links. Both Junction 9 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 882 sq ft - 82 sq m

Ground Floor Area 488 sq ft – 45 sq m

First Floor Area 394 sq ft – 37 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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