



24 Ancil Avenue, Launton, OX26 5DJ

Guide Price £600,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A fabulous detached three bedroom bungalow, extended and improved throughout with a lovely south facing garden. Situated in a popular and convenient village with amenities. No onward chain. This bungalow provides spacious and thoughtfully designed accommodation with generous dual aspect living space and bi-folding doors to the rear garden. A super refitted kitchen and a utility room. The bedrooms do not disappoint with a particularly good master bedroom having an excellent ensuite. The main bathroom is also being refitted. There is ample parking, a garage and wonderfully private south facing rear garden. Viewing highly recommended.

AGENTS NOTES

A detached and extended bungalow originally constructed in the 1960's. Mains; electricity, water and drainage are connected. Heating; oil fired central heating to radiators. Broadband - Ofcom states; that all broadband speeds up to and including are likely to be available. Mobile phone - predicted availability according to Ofcom; Three good outdoor, variable indoor, EE and Vodafone good outdoor, O2 variable 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 - D. EPC - D



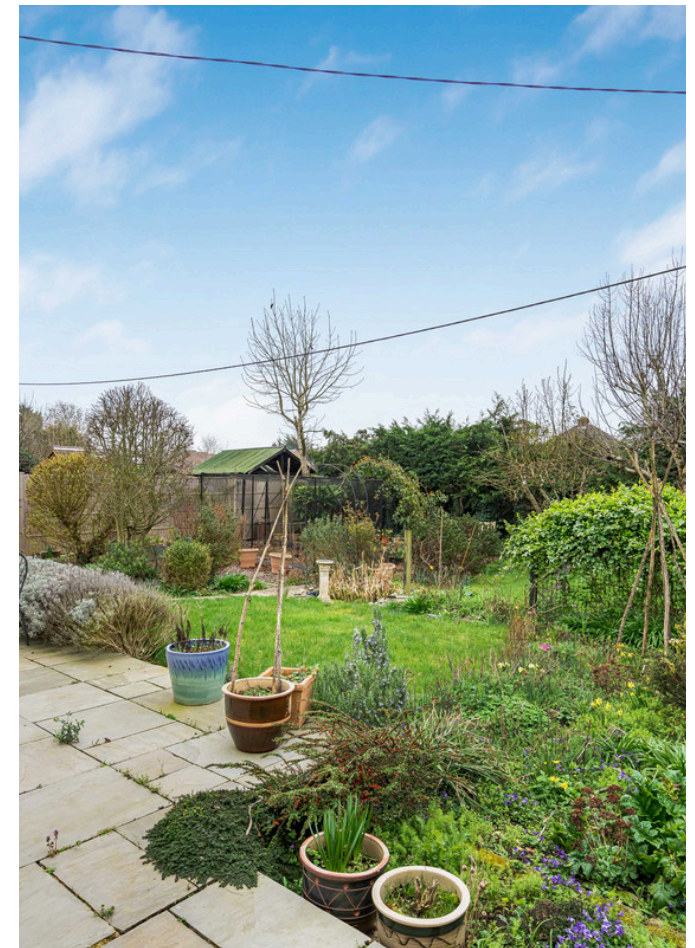


Key Features

- A fabulous detached three bedroom bungalow
- Extended and improved throughout
- Lovely south west facing garden
- Situated in a popular and convenient village with amenities
- No onward chain
- Light and spacious
- Refitted kitchen and bathrooms
- Situated in a small close
- Only two miles to Bicester and main line stations
- Ample parking and garage

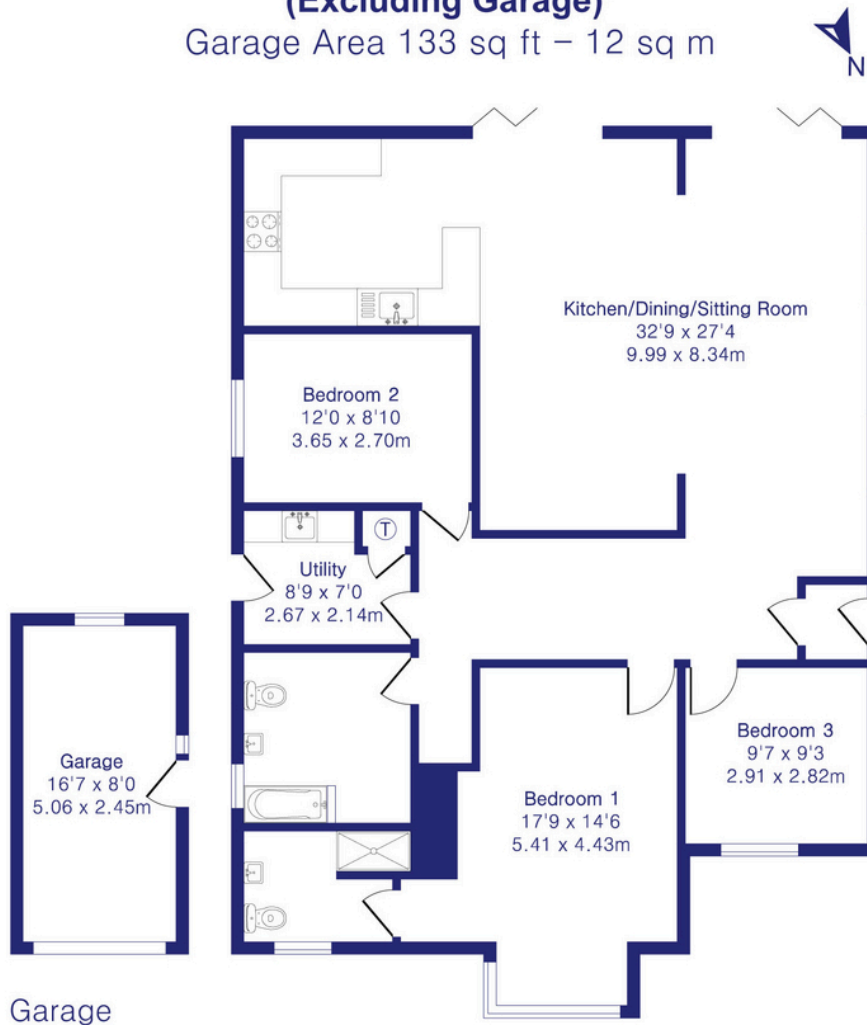
The Location

Quietly and conveniently situated in a small close of bungalows within the highly desirable village of Launton, Launton has amenities including; a thriving village store/post office, two public houses, a primary school and bus services. The nearby market town of Bicester (under 2 miles) provides for all everyday needs as well as having railway services to London Marylebone, Birmingham, Oxford and also on the new East West Railway line.



**Approximate Gross Internal Area 1354 sq ft - 126 sq m
(Excluding Garage)**

Garage Area 133 sq ft – 12 sq m



Garage

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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