

34 Thames Avenue, Bicester, OX26 2LX

Guide Price £375,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS







The Property

An extended three bedroom semi-detached house with flexible accommodation, ample parking and potential to extend. Ideally located close to the local shops and Kings Meadow Primary School.

Off the hall are the stairs, and the open plan sitting dining room to your left off of which there is a further reception room at the rear and the extended kitchen with fitted units and French doors and a door to the single garage. Upstairs are two double and a single bedroom along with a family bathroom. The front garden has a lawn and gravelled parking for at least four cars with access to the garage. The rear garden has an area of lawn, a shed and a raised decking area.

The property is connected to mains electricity, gas, 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 with variable in home coverage for three and good outdoor coverage for EE, 02, & Vodaphone (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 of Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.

Local Authority - Cherwell District Council C. EPC C.







Key Features

- Three First Floor Bedrooms
- Sitting Dining Room
- Further Reception Room
- Extended Kitchen
- Garage
- Parking for at Least Four Cars
- Gardens
- Gas Central Heating to Radiators
- Close to Primary School and Shops
- potential to Extend (Subject to Planning Permission)

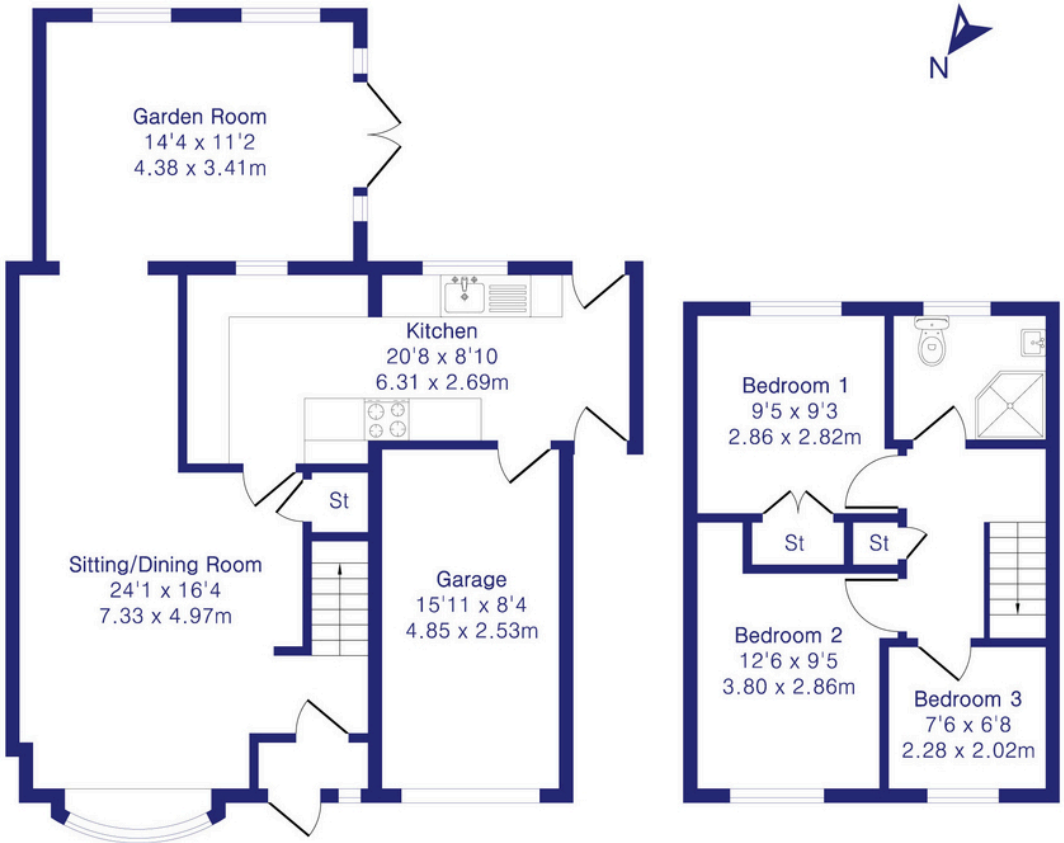
The Location

Local Shops 0.2m
Bicester Market Square 1.3m
Bicester Village 1.2m
Bicester Village Station (London Marylebone from approx. 57 mins, Oxford from approx. 16 mins) 1.6m
Bicester North Station (London Marylebone from approx. 50 mins Birmingham New Street from approx. 1hr 17 mins) 1.3m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.1m
All times and distances are approximate.

Approximate Gross Internal Area 1174 sq ft - 110 sq m (Including Garage)

Ground Floor Area 813 sq ft – 76 sq m

First Floor Area 361 sq ft – 34 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.

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