



10 Millfield Avenue, Marsh Gibbon, OX27 0HP

Guide Price £400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A very spacious two bedroom semi detached house with planning permission to extend located close to the village centre, shop, school, public house, village hall play ground. Off the hall are a sitting room with a fireplace and sun room off it to your left, fitted kitchen breakfast room to your right and upstairs the principal dual aspect double bedroom runs the length of the house, there is a further bedroom and a shower room. Outside the front garden has parking for at least four cars and double gates lead to the rear where there is further parking, a garage and garden with lawn and patios. Planning permission has been granted for a two storey side extension and single storey rear extension Planning ref: 02/02439/APP. Building Control Ref: 03/00014/OTHFP/AY 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 coverage for EE & Vodafone and variable outdoor coverage for 02 & 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.

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 - Buckinghamshire County Council - C. EPC - D





Key Features

- Two Bedrooms
- Sitting Room
- Kitchen Breakfast Room
- Bedroom One Could be Split into Two Bedrooms
- Garden to Three Sides
- Parking for at Least 5 Cars
- Close to Village Centre and Amenities
- Planning Permission to Extend to 3 Bed
- Bottled Gas Central Heating to Radiators

The Location

Local Shops 0.3m
 Bicester Market Square 5.4m
 Buckingham Market Square 10.2m
 Bicester Village 6.1m
 Bicester Village Station (London Marylebone from approx. 57 mins, Oxford from approx. 16 mins) 5.6m
 Bicester North Station (London Marylebone from approx. 50 mins Birmingham New Street from approx. 1hr 17 mins) 6.3m
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 5.6m
 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.

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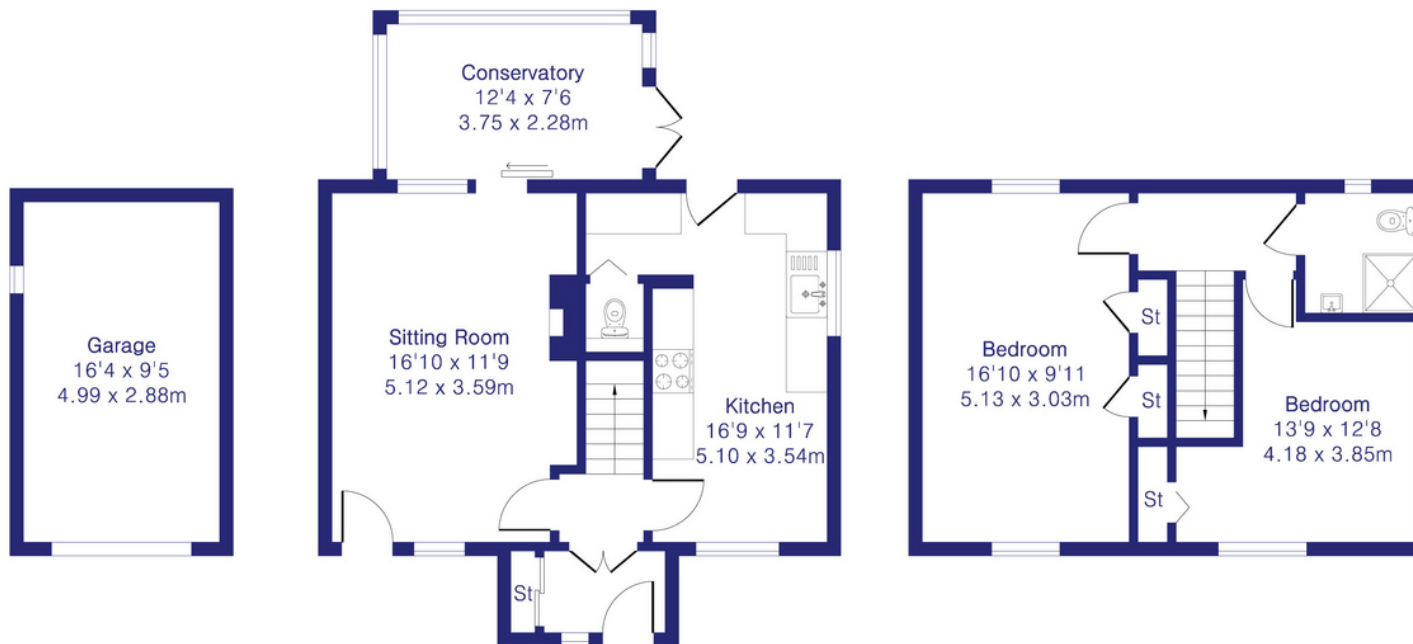
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Approximate Gross Internal Area 933 sq ft - 86 sq m (Excluding Garage)

Ground Floor Area 533 sq ft – 49 sq m

First Floor Area 400 sq ft – 37 sq m

Garage Area 155 sq ft – 14 sq m



Garage

Ground Floor

First Floor