



60 Barry Avenue, Bicester, OX26 2DY

Guide Price £325,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extended three bedroom end of terrace house, requiring updating and improvement. Located in a mature and popular area. No onward chain. This traditionally constructed house has particularly spacious ground floor accommodation, with two reception rooms, a kitchen and a ground floor bathroom. All bedrooms are on the first floor. There are areas of garden to three sides of the property and there is a garage in a separate block. Viewing highly recommended.

MATERIAL INFORMATION

A traditionally constructed end of terrace house, believed to date from the 1960s. Mains; water, electricity and drainage are connected. Heating - electric storage heaters. Broadband - likely predicted availability according to Ofcom; all broadband speeds including Ultrafast are likely to be available. Likely predicted mobile phone coverage - according to Ofcom; Three good outdoor and in home, Vodafone and EE good outdoor and variable in home, 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. 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 - D.





Key Features

- Three bed end of terrace house
- No onward chain
- Extended ground floor accommodation
- Requires updating and improvement
- Generous ground floor accommodation
- Gardens to three sides
- Garage in separate block
- Accessible to town and Bicester north station
- See our website for up-to-date material information.

The Location

Located in a mature and popular area within a mile of both Bicester town centre and Bicester North railway station. 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.



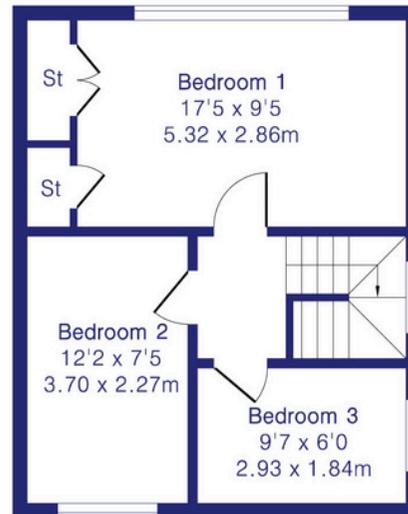
Approximate Gross Internal Area 1003 sq ft - 94 sq m

Ground Floor Area 620 sq ft – 58 sq m

First Floor Area 383 sq ft – 36 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.

Bicester Office

39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253

E bicester@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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