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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Sunday 18th January 2026



MERGANSER DRIVE, BICESTER, OX26

Avocado Property

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Introduction

Our Comments



Chain-free one-bedroom home ideal for first-time buyers or investors, with a potential rental income of around £1,100pcm. Open-plan living with space to dine or work, kitchen with appliance space, redecorated throughout, double bedroom with storage and allocated parking.

Agent's comments...

An excellent opportunity for both investors and first-time buyers, this well-presented one-bedroom home is offered to the market chain free and could achieve an estimated rental income of around £1,100 per calendar month.

The property features a bright, open-plan living space with clearly defined areas for relaxing, dining or working from home, making it both flexible and practical. The kitchen is well laid out and provides space for a fridge/freezer and washing machine.

Recently redecorated throughout, the home feels fresh and ready to move into. The generous double bedroom benefits from a useful oversize cupboard, ideal for use as a wardrobe or additional storage. There is also a large airing cupboard, alongside an outside cupboard for further storage.

Further advantages include allocated parking and a low-maintenance layout, making this an attractive, straightforward purchase in today's market.

Property Overview



Property

Type:	Semi-Detached
Bedrooms:	1
Floor Area:	462 ft ² / 43 m ²
Plot Area:	0.03 acres
Year Built :	1991-1995
Council Tax :	Band B
Annual Estimate:	£1,916
Title Number:	ON169827

Tenure: Freehold

Local Area

Local Authority:	Oxfordshire
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

5
mb/s **101**
mb/s **1800**
mb/s



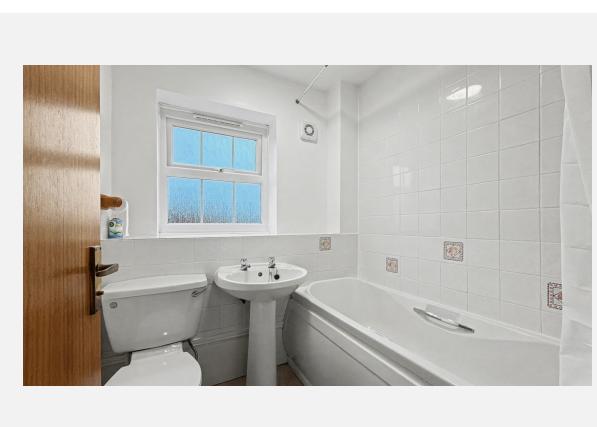
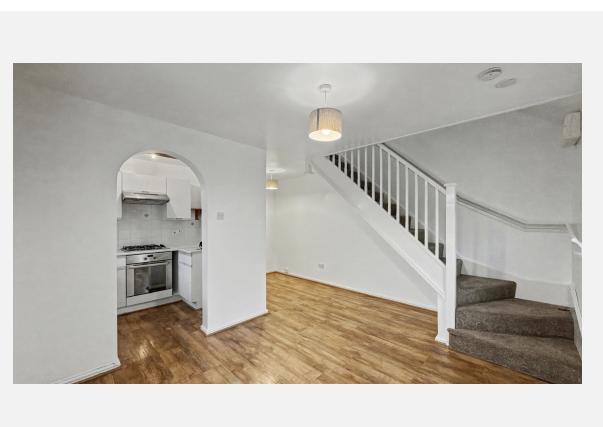
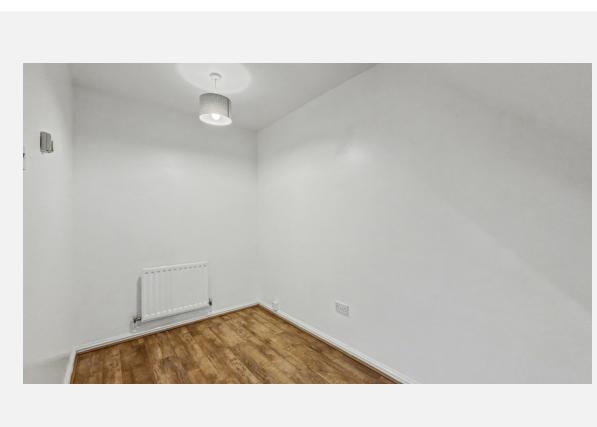
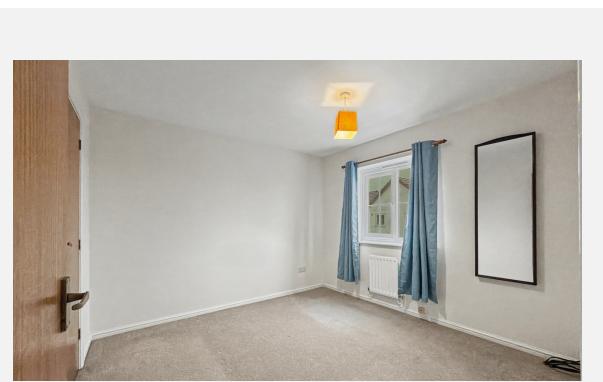
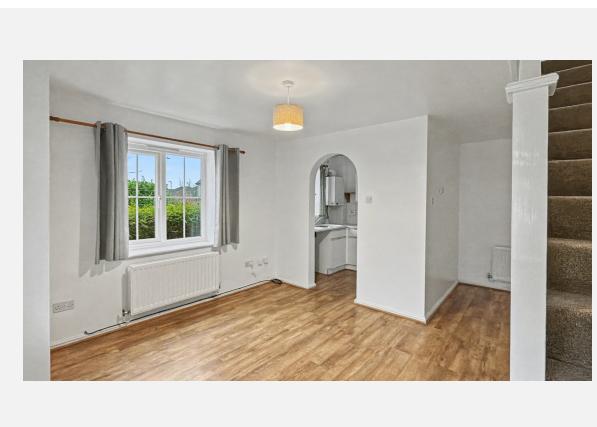
Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:

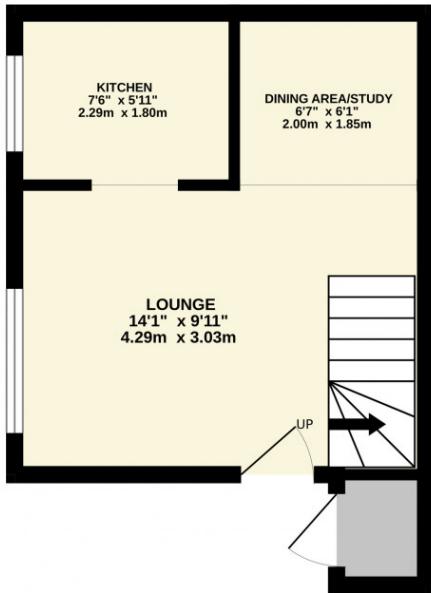


Gallery Photos

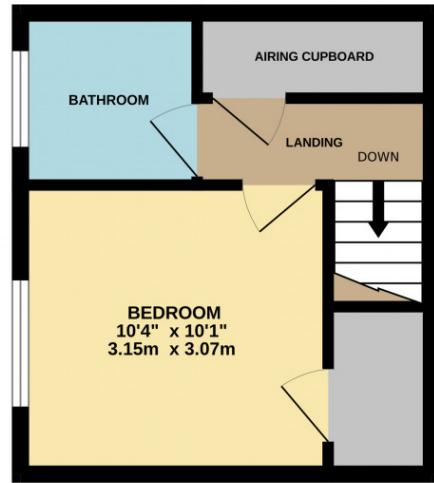


MERGANSER DRIVE, BICESTER, OX26

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Services, fixtures and fittings have not been tested and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Property EPC - Certificate



OX26

Energy rating

C

Valid until 13.09.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		70 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data



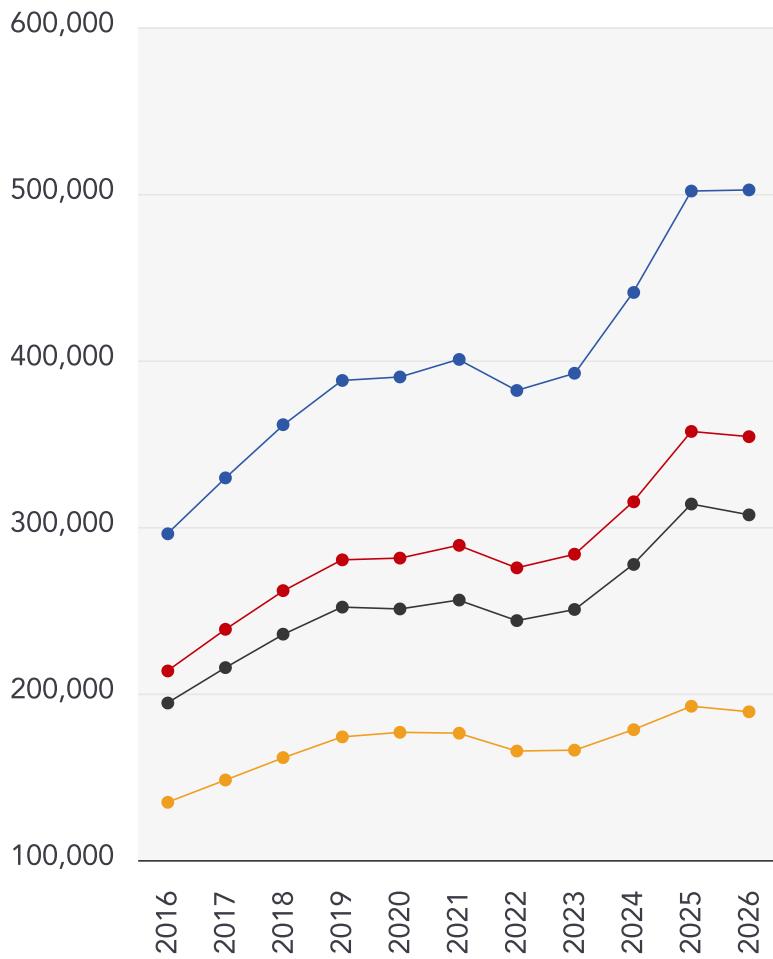
Additional EPC Data

Property Type:	House
Build Form:	Enclosed End-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 150 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	43 m ²

Market House Price Statistics



10 Year History of Average House Prices by Property Type in OX26



Detached

+69.78%

Semi-Detached

+65.88%

Terraced

+58.14%

Flat

+40.36%

Maps

Coal Mining



This map displays nearby coal mine entrances and their classifications.



Leaflet | Contains British Geological Survey materials © UKRI 2026

Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

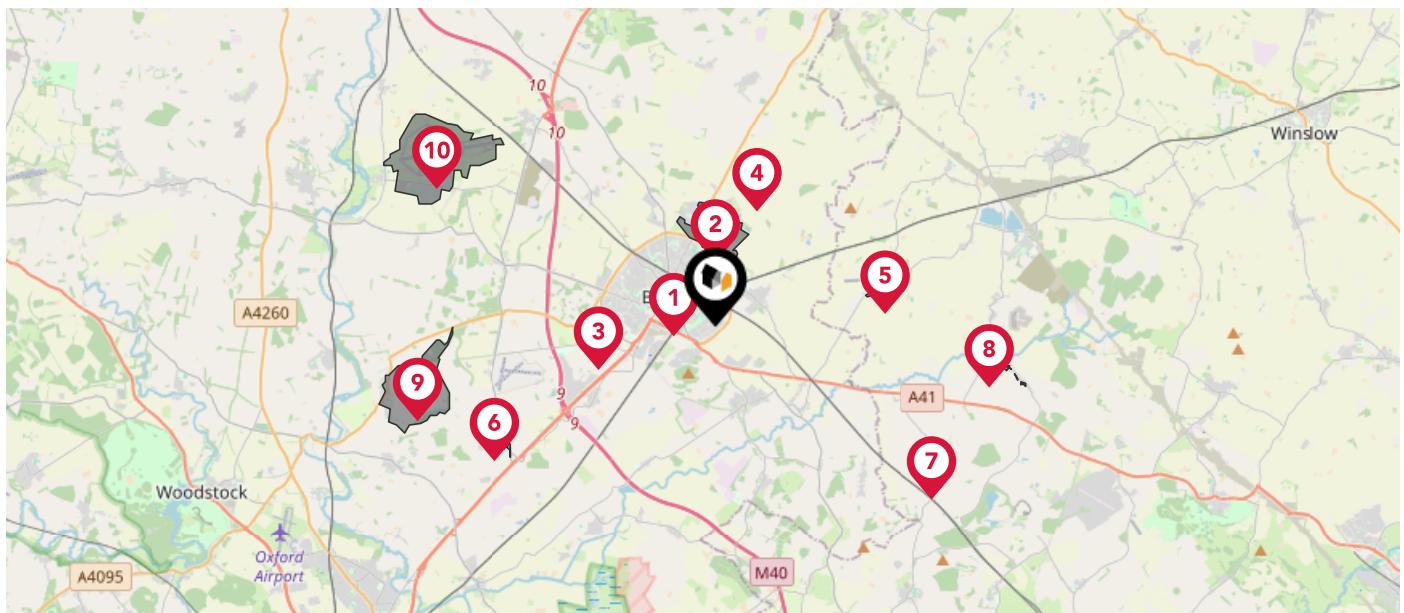
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

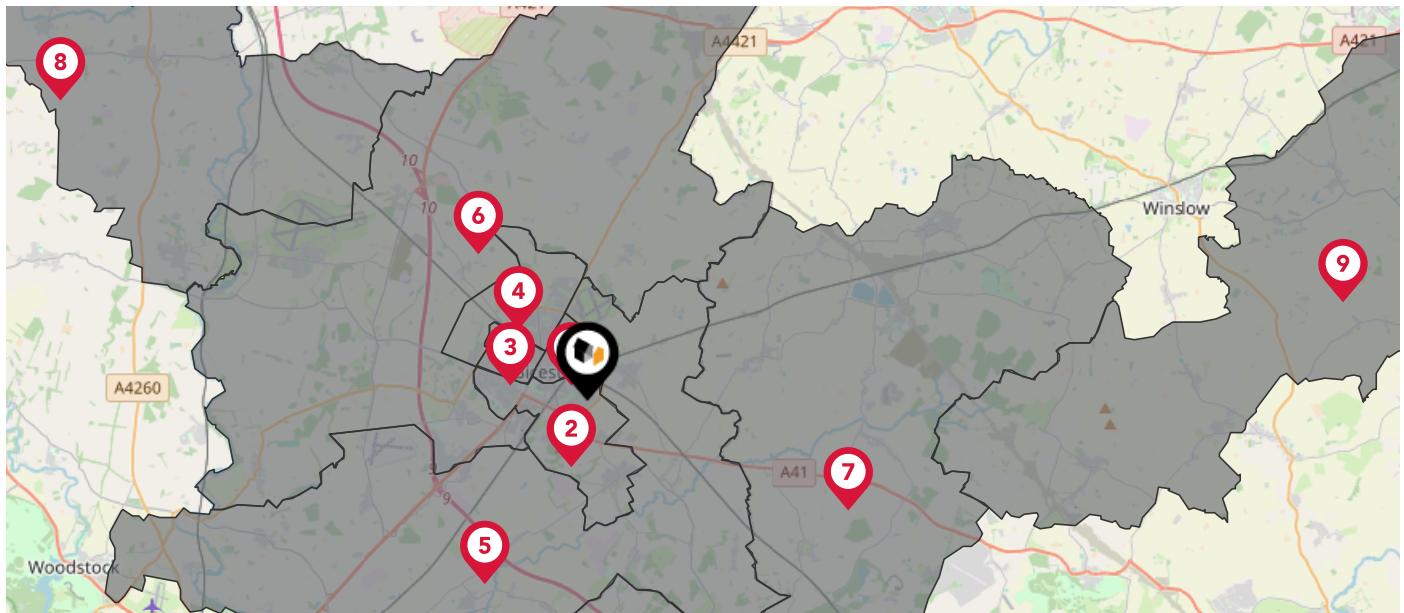
- 1 Bicester
- 2 RAF Bicester
- 3 Chesterton
- 4 Stratton Audley
- 5 Marsh Gibbon
- 6 Weston on the Green
- 7 Ludgershall
- 8 Grendon Underwood
- 9 Kirtlington
- 10 RAF Upper Heyford

Maps

Council Wards



The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

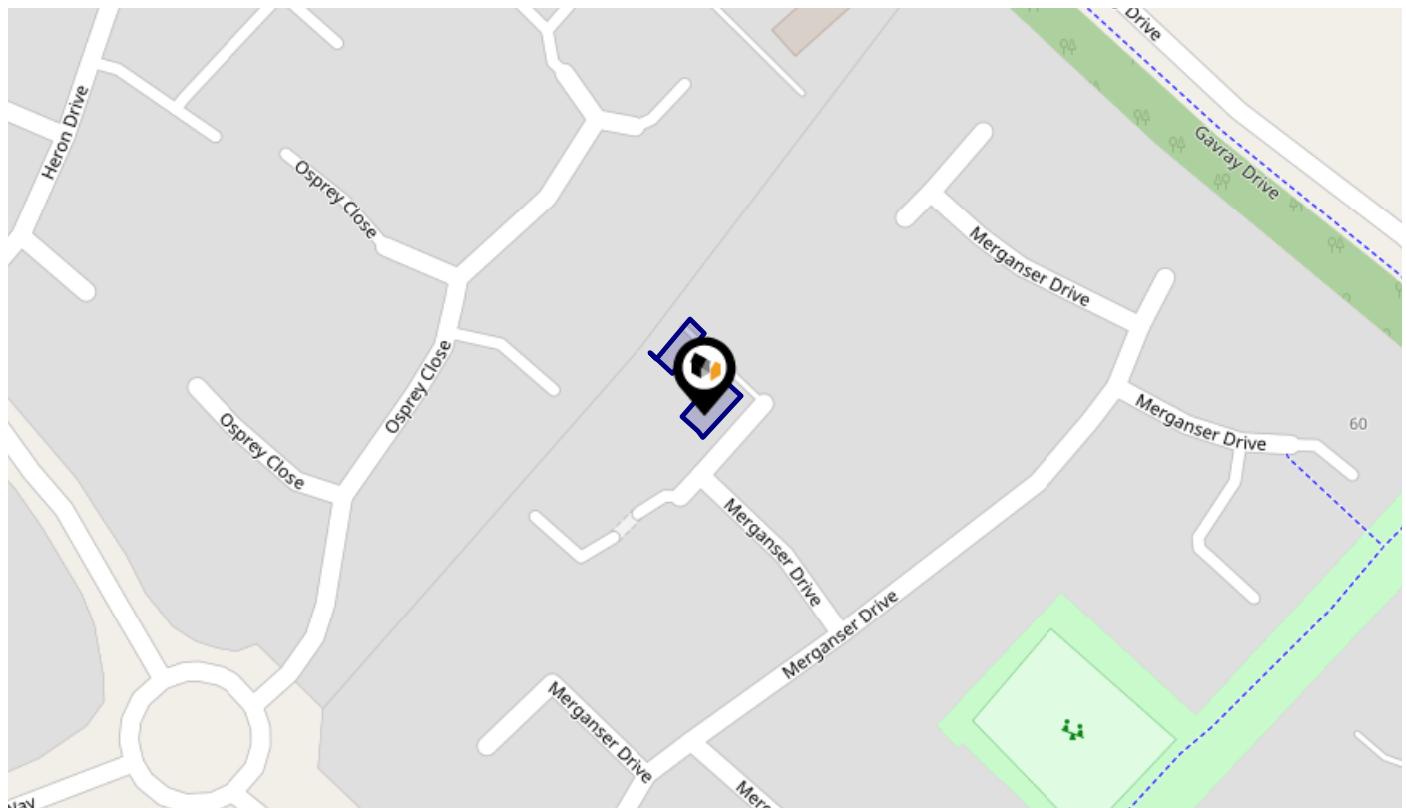
- 1 Bicester East Ward
- 2 Bicester South & Ambrosden Ward
- 3 Bicester West Ward
- 4 Bicester North & Caversfield Ward
- 5 Launton & Otmoor Ward
- 6 Fringford & Heyfords Ward
- 7 Grendon Underwood Ward
- 8 Deddington Ward
- 9 Great Brickhill Ward

Maps

Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...

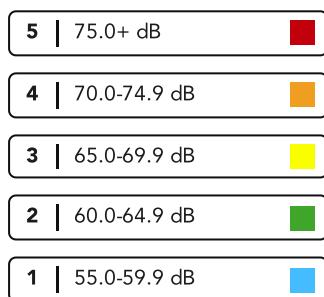


Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

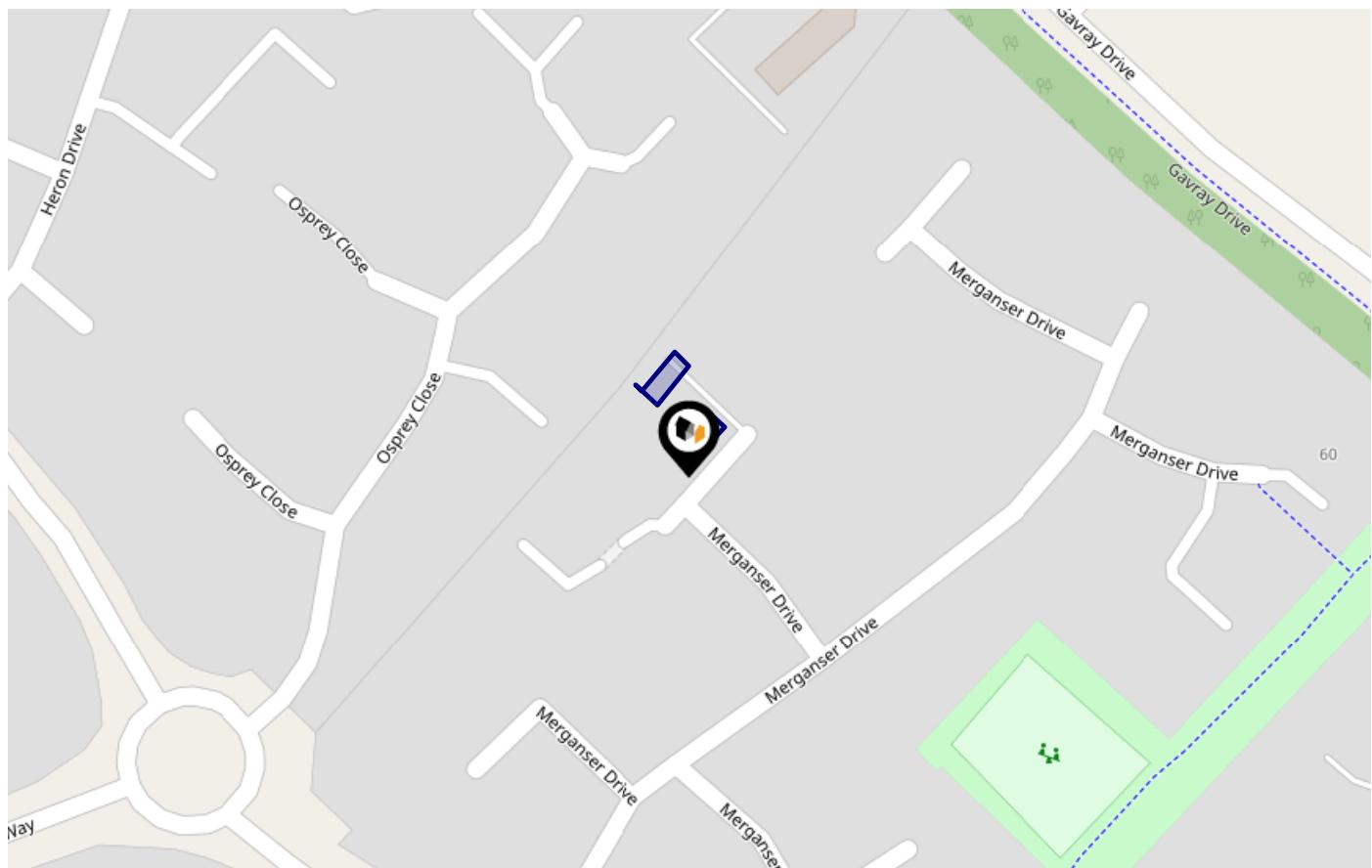


Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

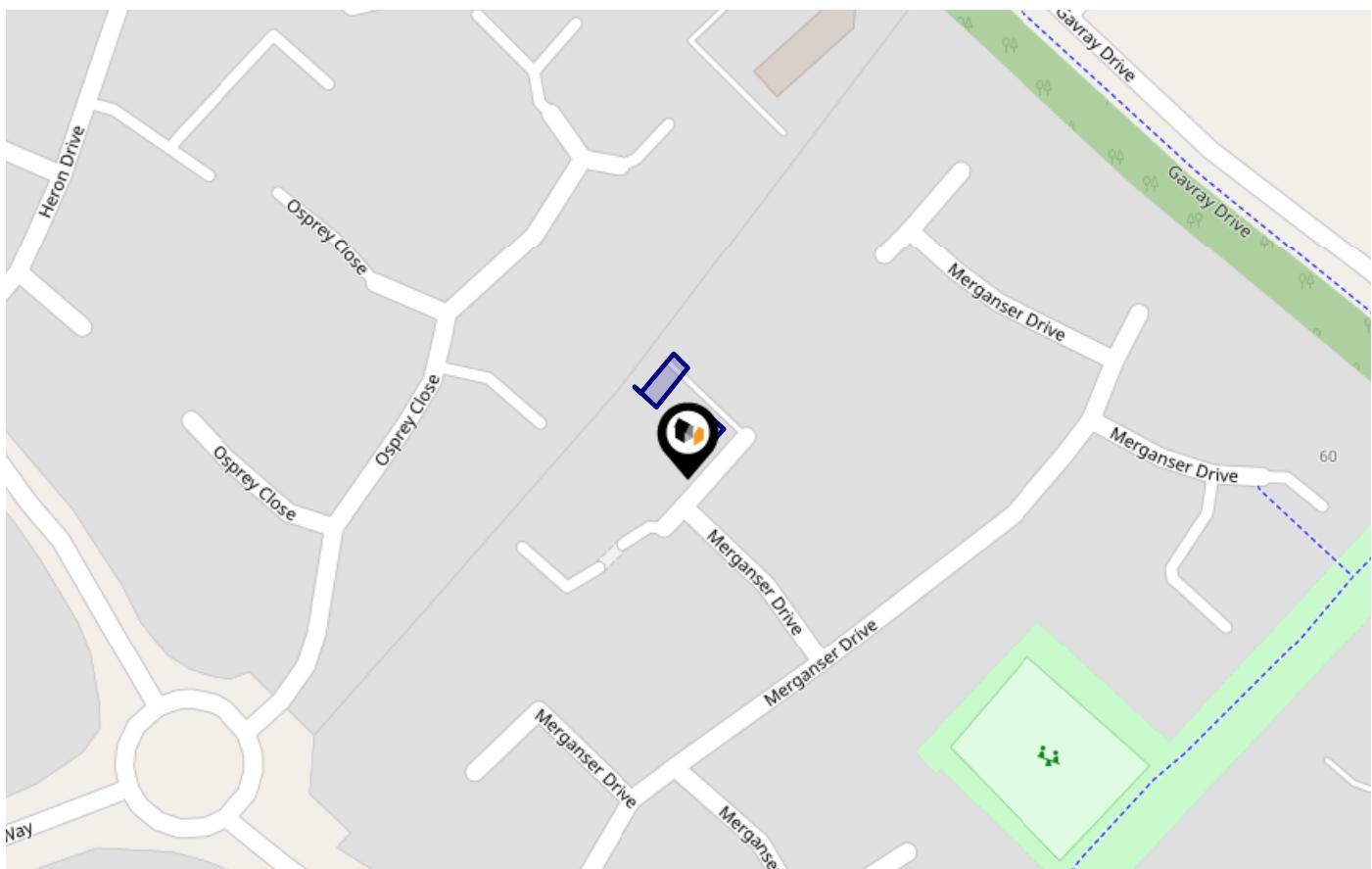


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

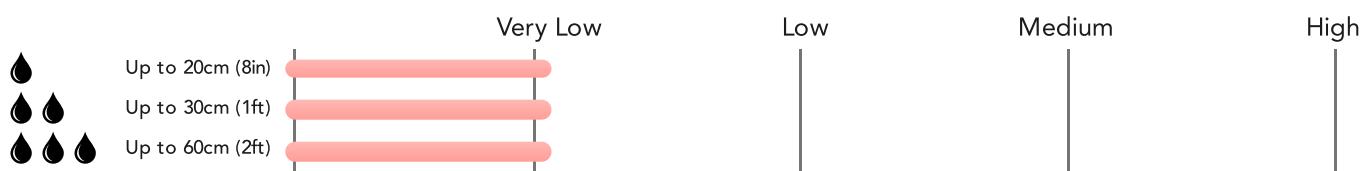


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- █ **Medium Risk** - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
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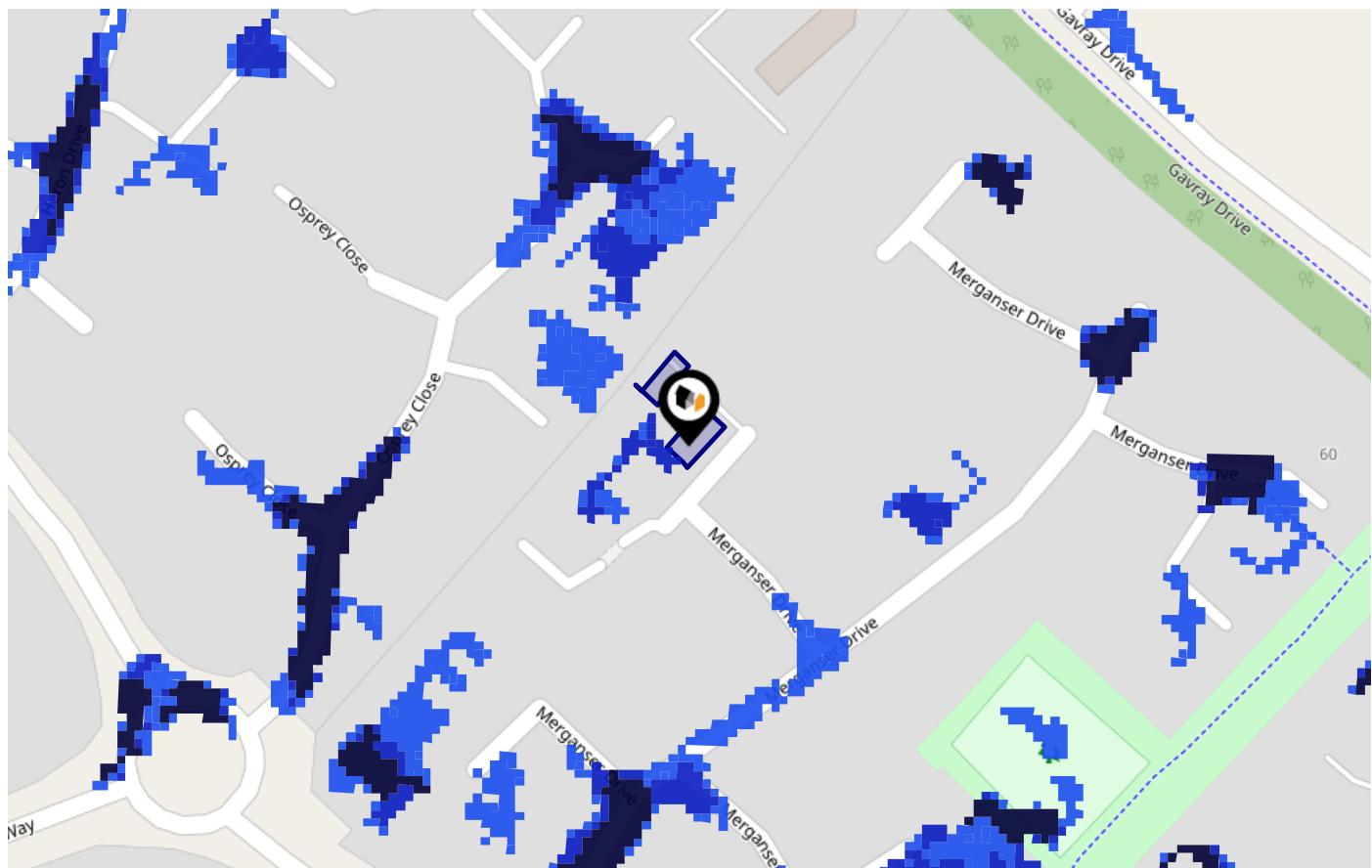


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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Chance of flooding to the following depths at this property:

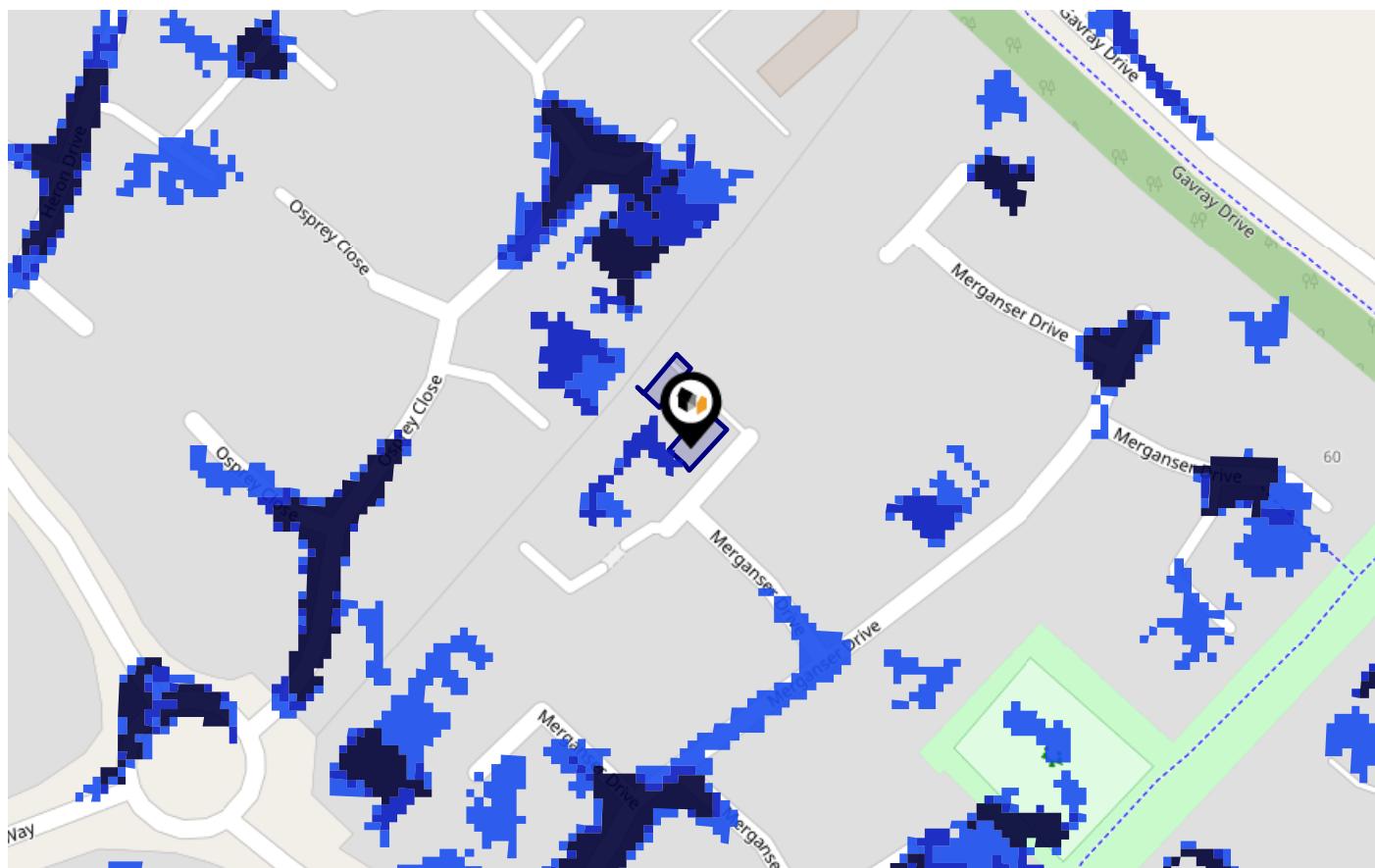


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

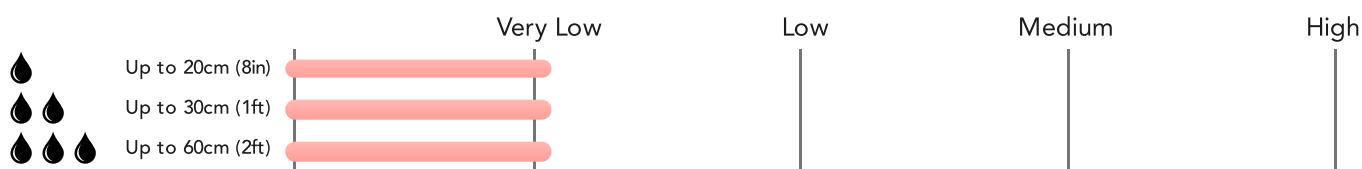


Risk Rating: Very low

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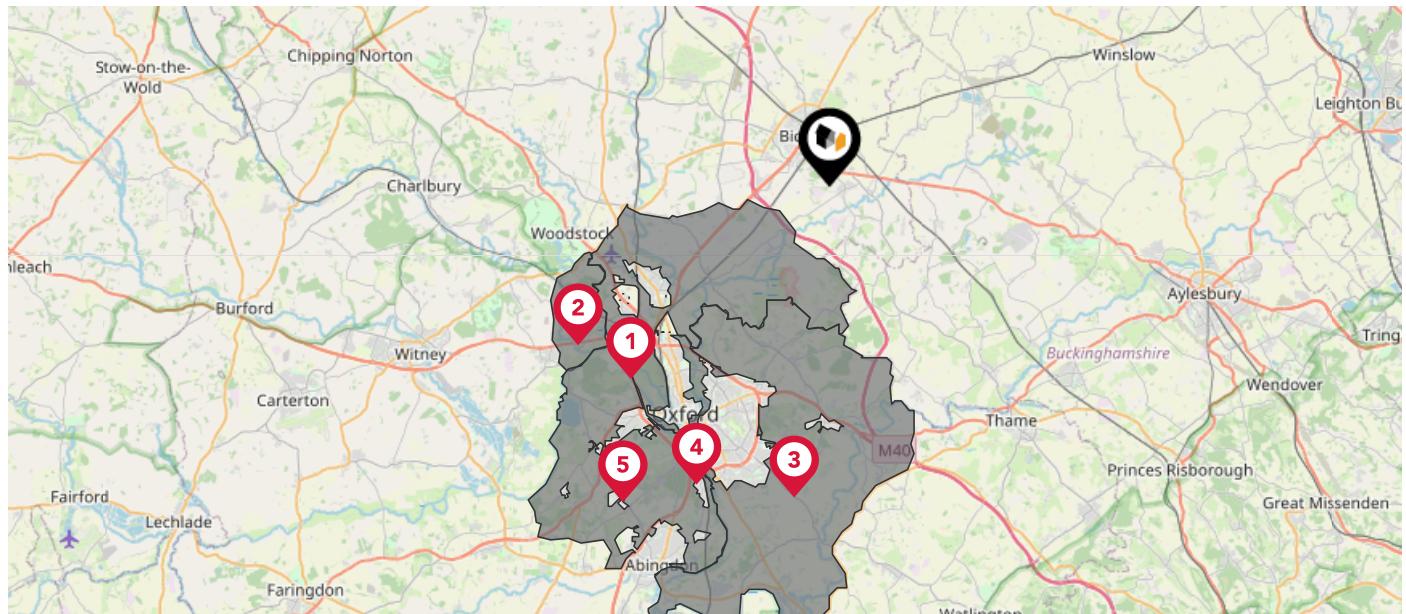


Maps

Green Belt



This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

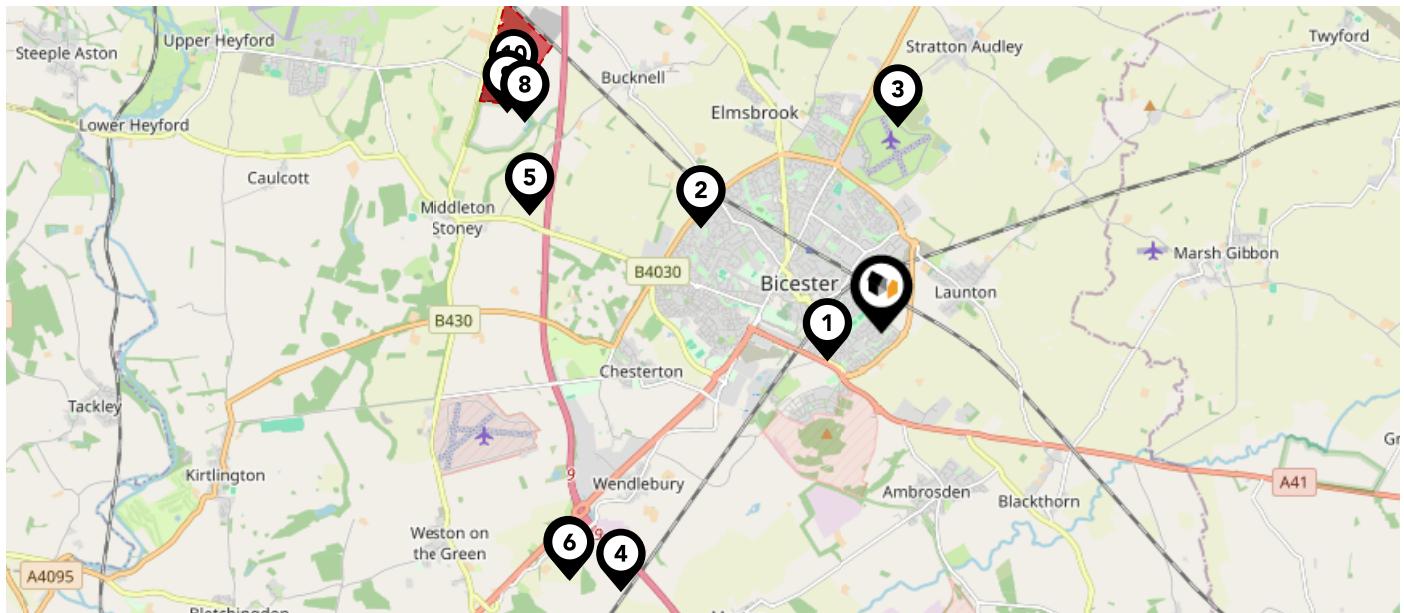
- 1 Oxford Green Belt - Cherwell
- 2 Oxford Green Belt - West Oxfordshire
- 3 Oxford Green Belt - South Oxfordshire
- 4 Oxford Green Belt - Oxford
- 5 Oxford Green Belt - Vale of White Horse

Maps

Landfill Sites



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

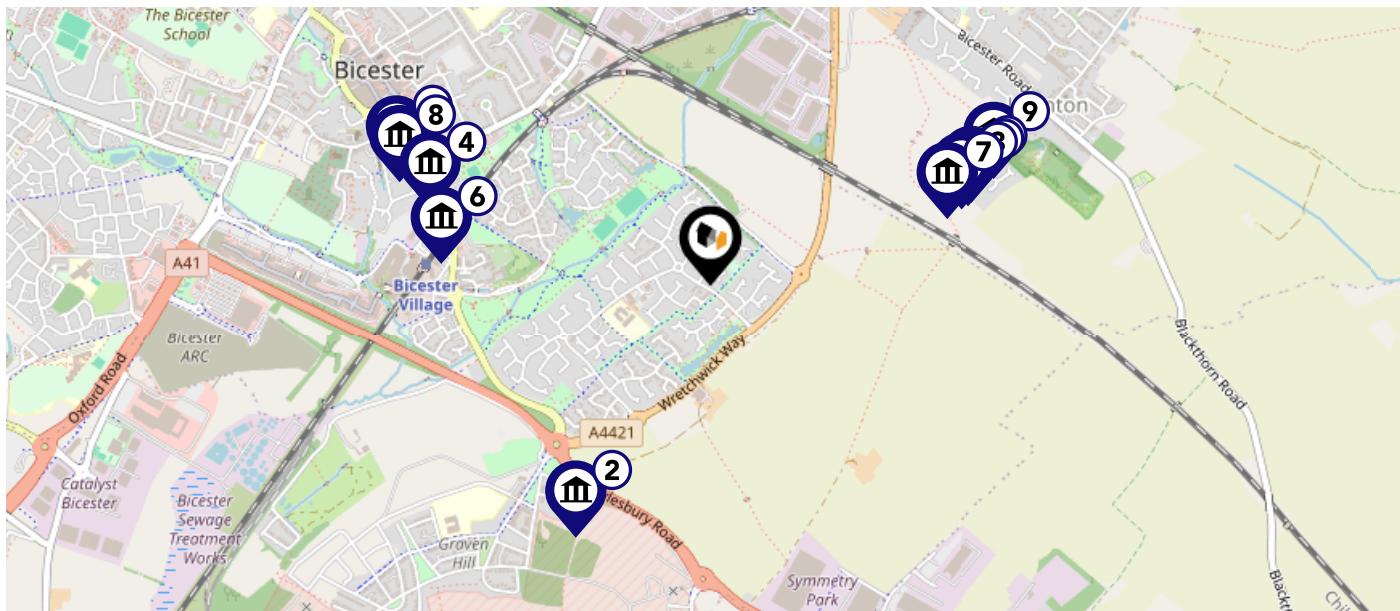
1	London Road-Bicester, Oxfordshire	Historic Landfill	<input type="checkbox"/>
2	Gowell Farm-Bicester, Oxfordshire	Historic Landfill	<input type="checkbox"/>
3	Disused Tip at Elm Farm Quarry-Stratton Audley, Oxfordshire	Historic Landfill	<input type="checkbox"/>
4	Manor Farm-Wendlebury, Bicester, Oxfordshire	Historic Landfill	<input type="checkbox"/>
5	Bucknell Lodge Farm M40-Middleton Stoney, Bicester, Oxfordshire	Historic Landfill	<input type="checkbox"/>
6	Weston Park Farm Extension-Wendlebury, Cherwell, Oxfordshire	Historic Landfill	<input type="checkbox"/>
7	Weston Park Farm-Wendlebury, Bicester, Oxfordshire	Historic Landfill	<input type="checkbox"/>
8	Ardley Quarry Inert Area-Ardley, Bicester, Oxfordshire	Historic Landfill	<input type="checkbox"/>
9	Ardley Fields Farm 2-Ardley, Bicester, Oxfordshire	Historic Landfill	<input type="checkbox"/>
10	No name provided by source	Active Landfill	<input checked="" type="checkbox"/>

Maps

Listed Buildings



This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1 1232916 - The Black Bull Public House	Grade II	0.6 miles
2 1046523 - Wretchwick Lodge	Grade II	0.6 miles
3 1232919 - West End Farmhouse, Including Connected Dairy Outbuilding And Boundary Wall	Grade II	0.6 miles
4 1046494 - The Hermitage And Attached Lock Up	Grade II	0.6 miles
5 1232917 - Freeman House	Grade II	0.6 miles
6 1046495 - Station House Approximately 15 Metres North West Of Level Crossing	Grade II	0.6 miles
7 1232920 - Old Timbers	Grade II	0.6 miles
8 1200431 - 38, Market Square	Grade II	0.7 miles
9 1276872 - Forge Cottage	Grade II	0.7 miles
10 1046457 - 46, 48 And 51, Market Square	Grade II	0.7 miles

Area Schools



Nursery Primary Secondary College Private

1 Langford Village Community Primary School

Ofsted Rating: Good | Pupils: 421 | Distance: 0.26



2 Longfields Primary and Nursery School

Ofsted Rating: Good | Pupils: 388 | Distance: 0.73



3 Launton Church of England Primary School

Ofsted Rating: Requires improvement | Pupils: 150 | Distance: 0.78



4 The Cooper School

Ofsted Rating: Requires improvement | Pupils: 1272 | Distance: 1.14



5 St Mary's Catholic Primary School, Bicester

Ofsted Rating: Good | Pupils: 229 | Distance: 1.15



6 Glory Farm Primary School

Ofsted Rating: Good | Pupils: 344 | Distance: 1.2



7 Brookside Primary School

Ofsted Rating: Good | Pupils: 320 | Distance: 1.21



8 The Bicester School

Ofsted Rating: Good | Pupils: 1239 | Distance: 1.25



Area Schools



Nursery Primary Secondary College Private



Bardwell School

Ofsted Rating: Good | Pupils: 113 | Distance: 1.26



St Edburg's Church of England (VA) School

Ofsted Rating: Good | Pupils: 489 | Distance: 1.38



Five Acres Primary School

Ofsted Rating: Good | Pupils: 352 | Distance: 1.52



Southwold Primary School

Ofsted Rating: Good | Pupils: 350 | Distance: 1.52



Bure Park Primary School

Ofsted Rating: Good | Pupils: 415 | Distance: 1.55



Whitelands Academy

Ofsted Rating: Good | Pupils: 467 | Distance: 1.57



King's Meadow Primary School

Ofsted Rating: Good | Pupils: 445 | Distance: 1.82

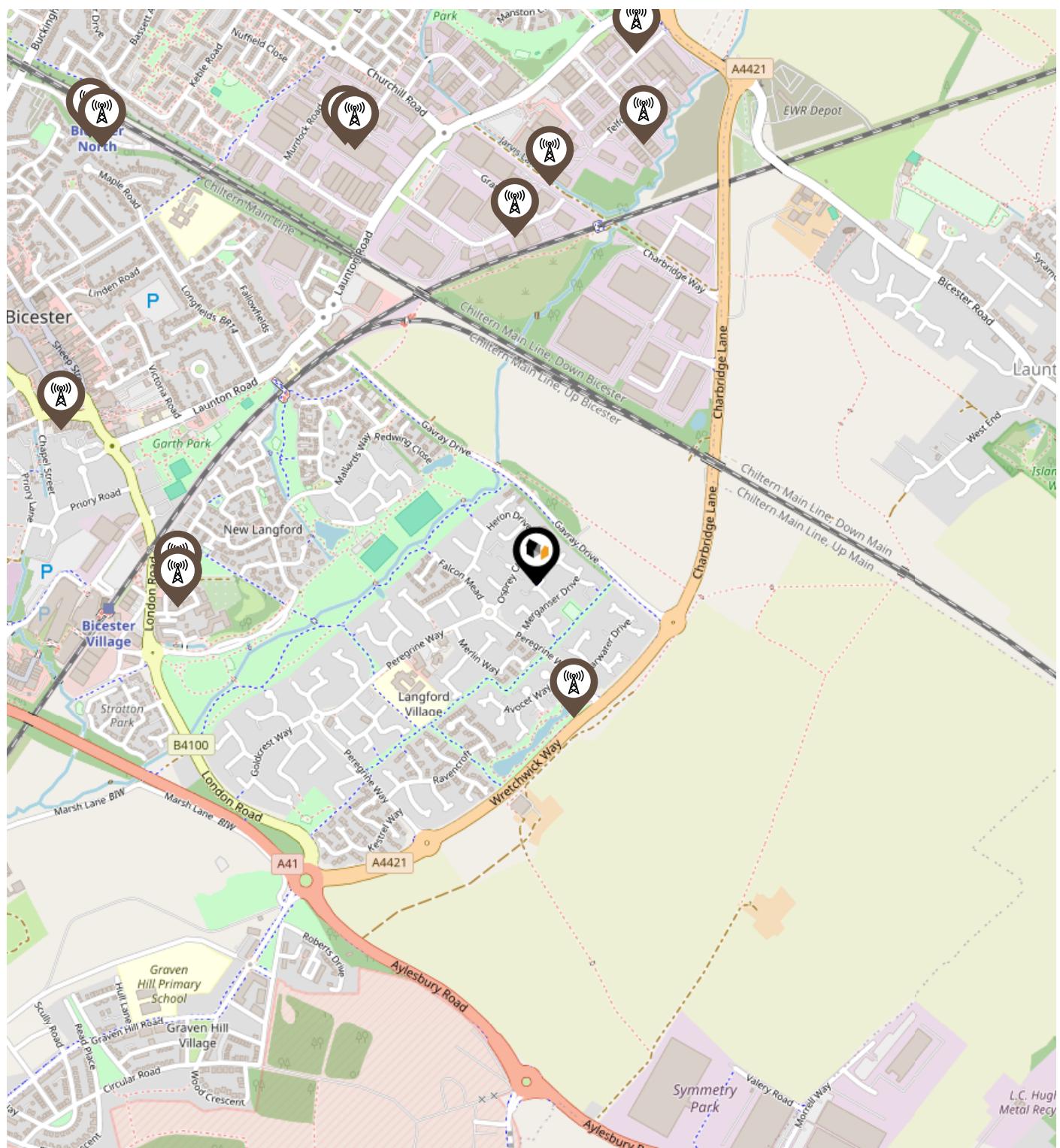


Gagle Brook Primary School

Ofsted Rating: Good | Pupils: 164 | Distance: 2.14



Local Area Masts & Pylons



Key:

- Power Pylons
- Communication Masts

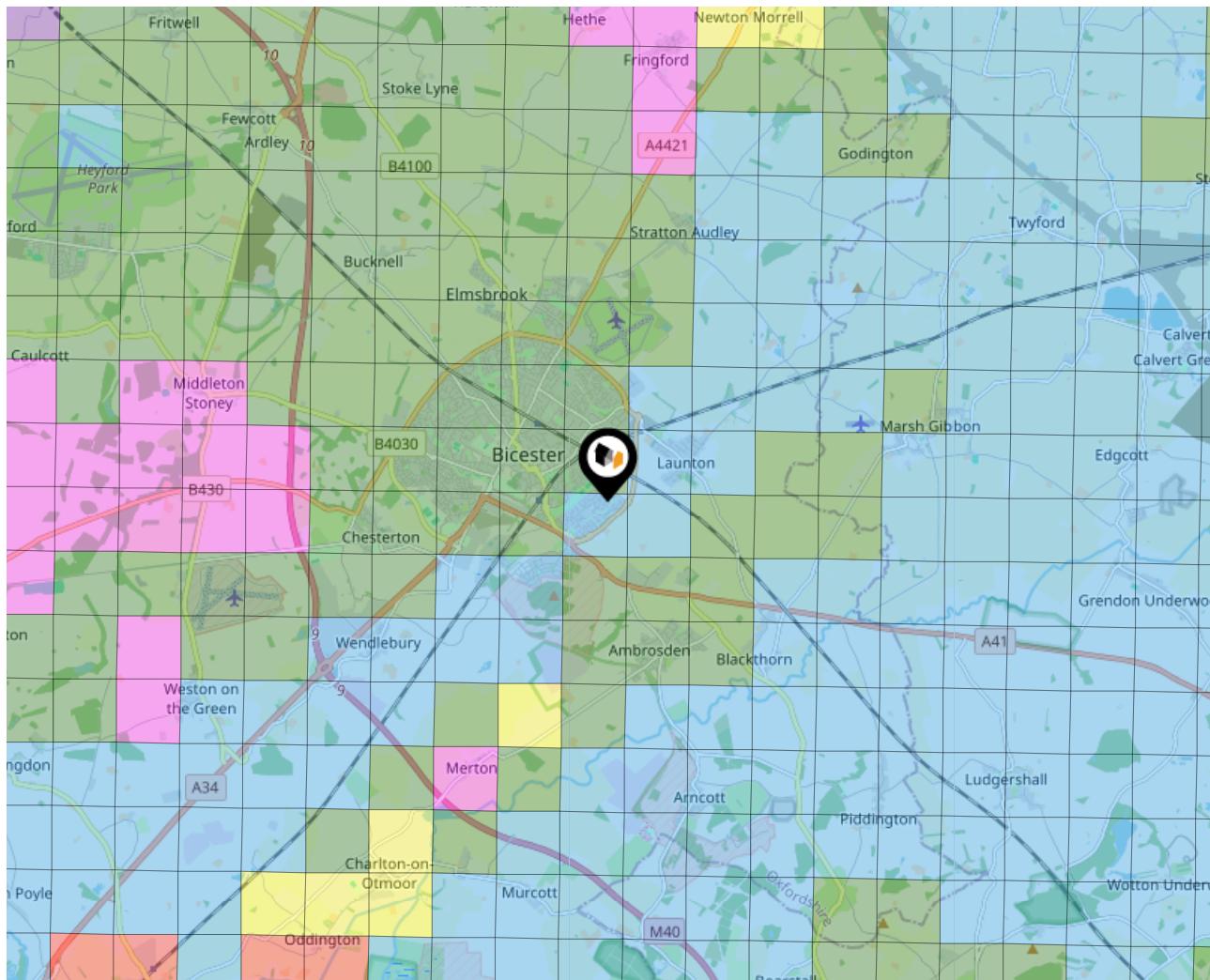
Environment

Radon Gas

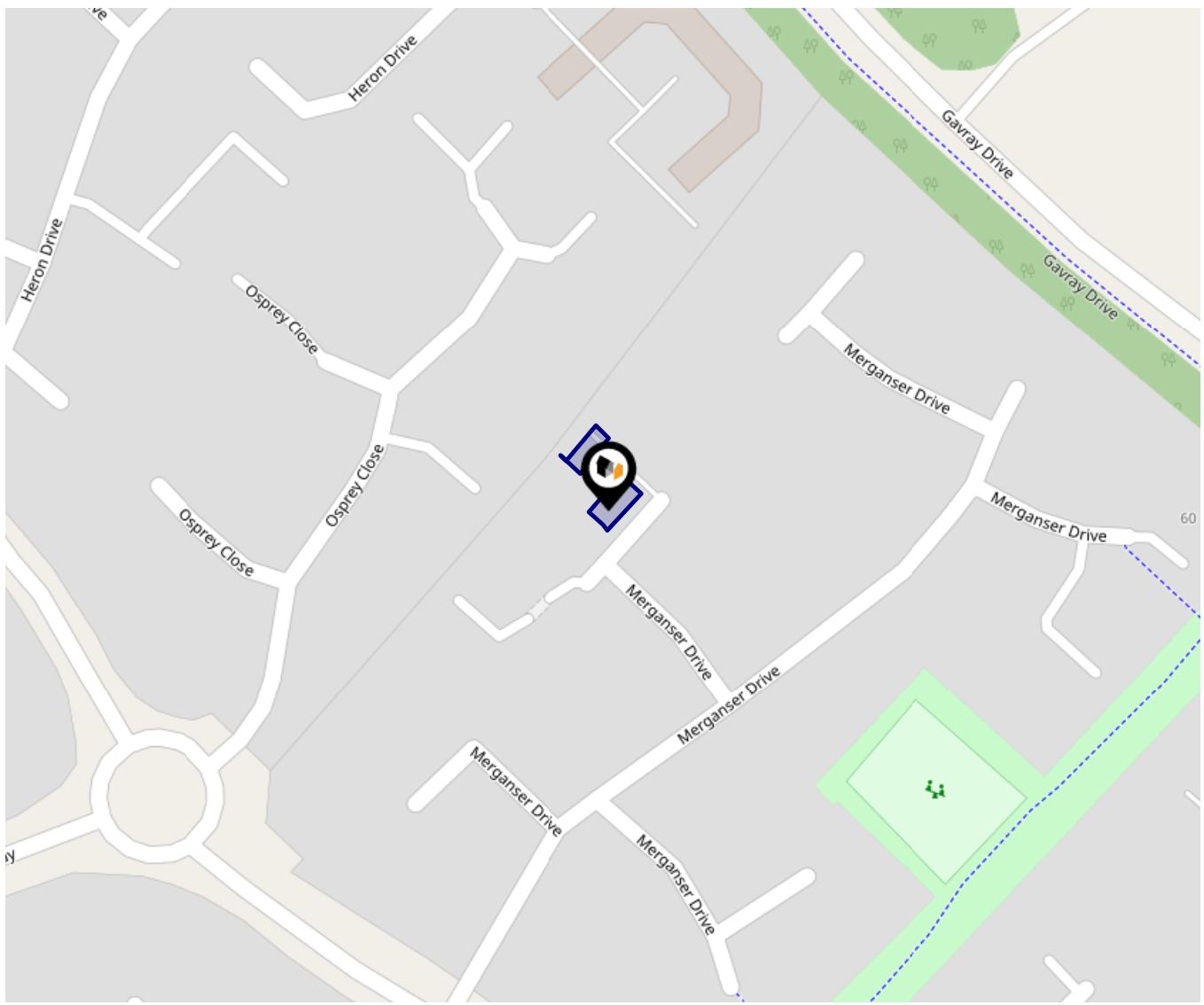


What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- █ 75.0+ dB
- █ 70.0-74.9 dB
- █ 65.0-69.9 dB
- █ 60.0-64.9 dB
- █ 55.0-59.9 dB

Environment Soils & Clay



Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:

NONE

Parent Material Grain:

ARGILLACEOUS

Soil Group:

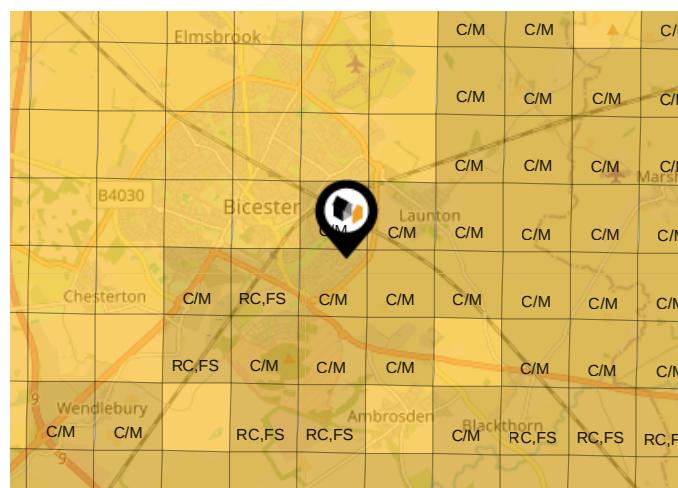
HEAVY TO MEDIUM

Soil Texture:

CLAY TO LOAM

Soil Depth:

DEEP



Primary Classifications (Most Common Clay Types)

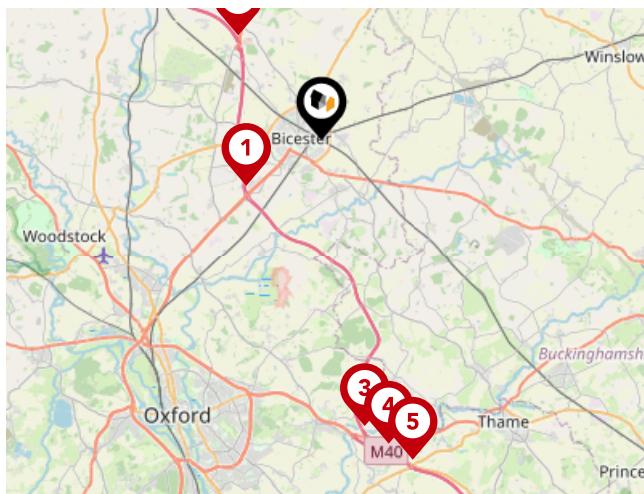
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area Transport (National)



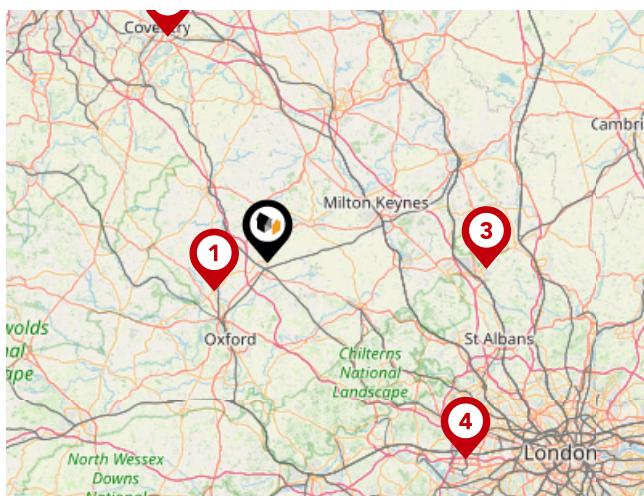
National Rail Stations

Pin	Name	Distance
1	Bicester Village Rail Station	0.61 miles
2	Bicester Village Rail Station	0.66 miles
3	Bicester North Rail Station	0.98 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J9	3.22 miles
2	M40 J10	4.9 miles
3	M40 J8A	10.58 miles
4	M40 J8	11.4 miles
5	M40 J7	12.16 miles



Airports/Helipads

Pin	Name	Distance
1	Kidlington	8.68 miles
2	Baginton	35.89 miles
3	Luton Airport	32.33 miles
4	Heathrow Airport	41.13 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Peregrine Way	0.09 miles
2	Peregrine Way	0.09 miles
3	Langford Medical Practice	0.19 miles
4	Ravencroft	0.39 miles
5	Rodney House	0.53 miles

Avocado Property

About Us



Avocado Property

We are proud to be different, we want to create a legacy as the business that positively disrupted the industry and challenged the estate agent status quo.

Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

Avocado Property Testimonials



Testimonial 1



I was on the market with a local agent for nearly 10 weeks, I was recommended Alistair by a work colleague, He sold my property close to the asking price in less than 2 weeks. If you want a personal professional service, Alistair is definitely the guy to call, would highly recommend - Christine Corcoran

Testimonial 2



We decided to sell our property and chose to use Alistair and Avocado as they offered a different type of approach to selling. Alistair provided a far more personal and hands on service than we had experienced with high street agents previously. He steered us through a difficult chain and gave us sound advice on a daily basis, with real time facts. We would highly recommend him for his commitment throughout the journey - Maggi Wells

Testimonial 3



We moved our house sale from a high street estate agent to Alistair after he was highly recommended. We decided to move agent as we felt our house was not being seen as much as had hoped for. Alistair was great through the whole process. We couldn't recommend him any more, he made what could be a very stressful time very easy. Thank you - Emily Parker

Testimonial 4



We have recently bought a property through Alistair. His service was a breath of fresh air in comparison to many of the high street brands that we had bought and sold properties through in the past. He was efficient, reliable and trustworthy. We would recommend him without hesitation. - Holly



/avocadoproperty



/avocado_property

Avocado Property Data Quality

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