



10 Lodden Close, Bicester, OX26 2AZ

Guide Price £265,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious and well located two bedroom end of terrace house, requiring updating and improvement. No onward chain. This extended two bedroom property offers particularly spacious ground floor accommodation with a generous entrance hall, a large dual aspect living room, a separate kitchen and a utility. There are two large double bedrooms and a shower room on the first floor. Outside there are garden to the front and side of the property as well as a small courtyard to the rear. Garage and parking.

MATERIAL INFORMATION

A traditionally constructed two bedroom end of terrace house probably dating from 1950's. Mains; water, drainage, gas and electricity are available. Gas fired boiler to radiators. Broadband - according to Ofcom all broadband speeds including Ultrafast are available in the area. Likely predicted mobile phone availability according to Ofcom - EE and Vodafone good outdoor and good indoor, 02 and Three good outdoor and variable indoor. 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. Cherwell District Council - B. EPC - TBA





Key Features

- Spacious two bedroom end of terrace house
- No onward chain
- Requiring updating and improvement
- Large living room
- Kitchen and utility
- Two large double bedrooms
- First floor shower room
- Gardens to front and side with small courtyard to rear
- Parking and garage
- Convenient to town and Bicester Village

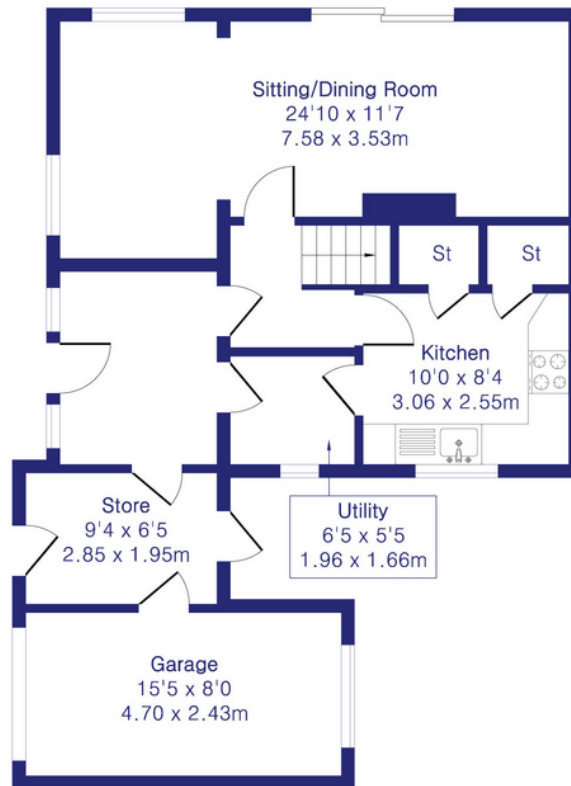
The Location

Located within three quarters of a mile of the town centre, convenient to Bicester Village and in a mature area of town. 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.

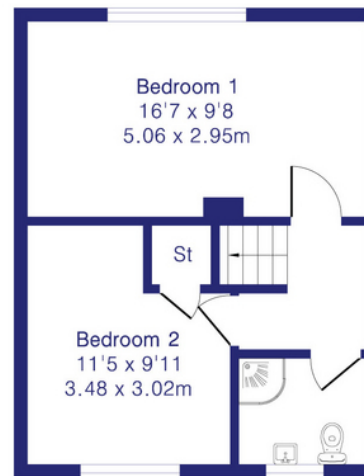
**Approximate Gross Internal Area 1087 sq ft - 101 sq m
(Including Garage)**

Ground Floor Area 729 sq ft – 68 sq m

First Floor Area 358 sq ft – 33 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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