



175 Avocet Way, Bicester, OX26 6YW

Guide Price £300,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A well presented two bedroom end of terrace home with two parking spaces. Set in a quietly location in the corner of a close with good access to the shops and amenities. Off the hall is a refitted kitchen and the sitting room with patio doors out to the garden and stairs to the first floor. Upstairs there are two bedrooms with fitted wardrobes and a bathroom. The front garden has a flower bed, and the rear garden has a patio, lawn and a rear access. The allocated parking is in an adjacent parking area at the rear.

### MATERIAL INFORMATION

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 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

- Two Bedrooms
- Sitting Room
- Refitted Kitchen
- Bathroom
- Garden
- Two Parking Spaces
- Quiet Position
- Close to Shops and Amenities
- Well Presented
- Gas Central Heating to Radiators

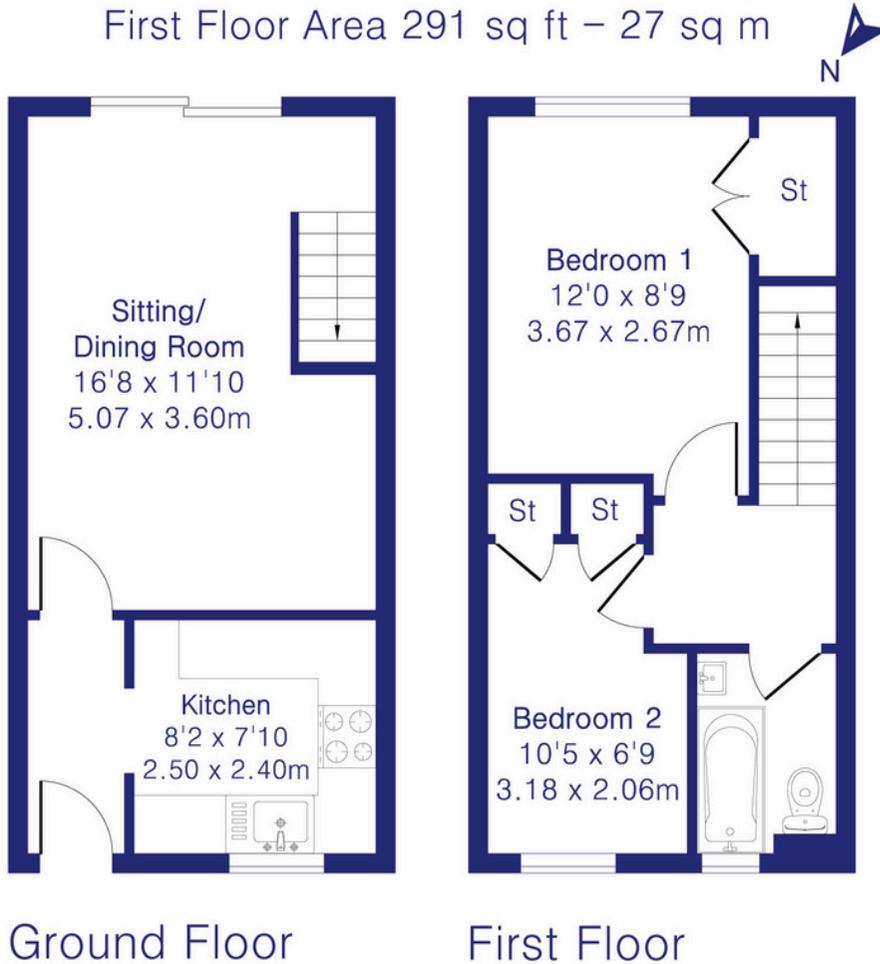
## The Location

Local Shops 0.4m  
Bicester Market Square 1.2m  
Bicester Village 1.2m  
Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 1.1m  
Bicester North Station (London Marylebone from approx. 50 mins) 1.8m  
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.4m  
All times and distances are approximate.

**Approximate Gross Internal Area 582 sq ft - 54 sq m**

Ground Floor Area 291 sq ft – 27 sq m

First Floor Area 291 sq ft – 27 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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