



13a The Causeway, Bicester, OX26 6AN

Guide Price £255,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Full of character and interest, a delightful one bedroom end terrace cottage in a super central location. There are lots of attractive features and a south facing garden. The front door leads to a lovely sitting room with a wood burning stove. Also on the ground floor is the kitchen with a door leading to the rear garden. The first floor accommodates the double bedroom and the bathroom, the second floor is a spacious attic/loft area.

MATERIAL INFORMATION

Grade II listed cottage of traditional construction, located in a conservation area.

Mains water, electricity, gas and drainage. Heating - gas fired radiators to boiler. Mobile phone coverage - Ofcom states - EE, O2 and Vodafone report good outdoor only. 3 reports variable in-home, out-door good. Broadband - Ofcom states - all broadband speeds including Ultrafast are available. No parking.

Flood risk - the Government website states that the risk of flooding from surface water is high. The risk of flooding from rivers is very low. The seller comments "the property flooded over 10 years ago. This was due to the council diverting the extra flow of water down one storm drain instead two, during the construction of the Sainsbury's (build completed 2013) supermarket/cinema etc. The property has never flooded since".

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.

Cherwell District Council: Band B. EPC: E



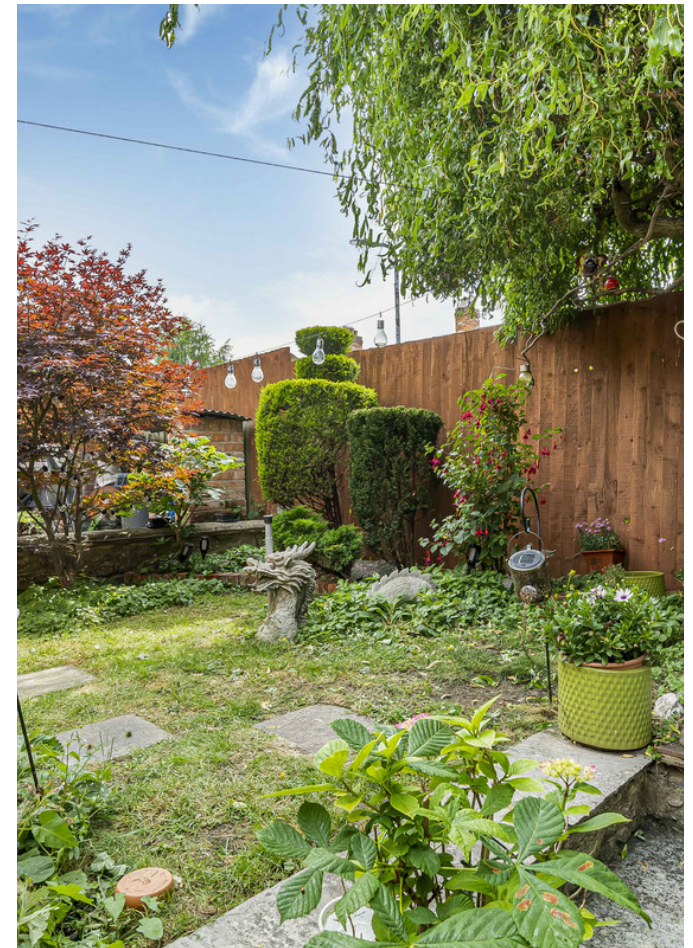


Key Features

- Delightful one bed end terrace cottage
- Grade II listed and full of character
- Charming south facing garden
- Lovely sitting with wood burning stove
- Double bedroom and attic
- Superb central location

The Location

Enjoying an excellent central situation between the church and the market square and within half a mile of both railway stations. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 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.

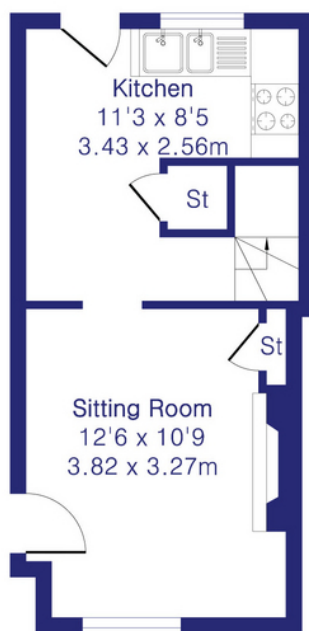


Approximate Gross Internal Area 695 sq ft - 65 sq m

Ground Floor Area 264 sq ft – 25 sq m

First Floor Area 268 sq ft – 25 sq m

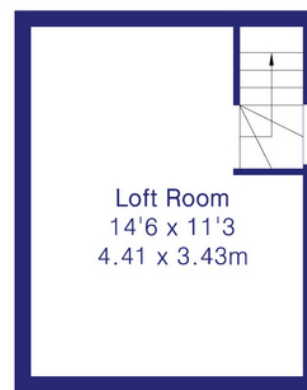
Second Floor Area 163 sq ft – 15 sq m



Ground Floor



First Floor



Second 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.

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