

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



4 GULLEY ROW, MERTON, OXFORDSHIRE. OX25 2UH

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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

4 Gulley Row, Merton, Oxfordshire. OX25 2UH



A Three Bedroom End of Terrace with Kitchen, Living Room, Extension, Bathroom, Replaced Boiler Dec 2025, Front and Rear Gardens, Garage and Driveway Parking for One Car.

FREEHOLD

£ 325,000

- ❖ Replaced Boiler Dec 2025
- ❖ Porch
- ❖ Entrance Hall
- ❖ Kitchen
- ❖ Living Room & Rear Extension
- ❖ First Floor Landing
- ❖ Two First Floor Bedrooms and Bathroom
- ❖ Second Floor Bedroom
- ❖ Front and Rear Gardens
- ❖ Garage and Driveway Parking for One Car

**VIEWING
APPOINTMENT:**

DAY:

TIME:

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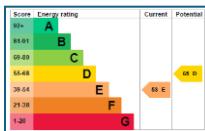
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Key Facts for Buyers:

EPC: Rating E (53)
Council Tax: Band C
Approx. £2,221 per annum.



Ground Floor:

PVC PORCH:

Glazed front door, front and side aspect PVC windows, multi-panel glazed door to:

ENTRANCE HALL:

Plain plaster ceiling, laminate flooring, understairs cupboard, cupboard enclosing RCD/MCB electricity consumer unit, master socket for broadband, staircase.

KITCHEN: 9'11 x 7'7

Front aspect PVC window, plain plaster ceiling, radiator, sheet vinyl flooring, wall mounted "Worcester" boiler (*replaced Dec 2025*). Range of base and eye level units, roll edge laminate worksurface, tiled surrounds, 600mm base unit, second 600mm base unit, 600mm space for cooker, 1000mm corner base unit with 500mm door, third 600mm base unit, 300mm base unit, 620mm space for washing machine.

LIVING ROOM: 13'11 x 12'7

Open plan to extension, open fireplace, quarry tiled hearth, TV and satellite points, radiator.

EXTENSION: 12'11 x 6'0

Rear aspect PVC sliding patio door, rear aspect PVC window, plain plaster ceiling, sheet vinyl flooring, radiator.

First Floor:

LANDING:

Plain plaster ceiling, linen cupboard, door to staircase to second floor.

BATHROOM: 6'4 x 5'10

Rear aspect PVC window, plain plaster ceiling, laminate flooring, radiator, panel enclosed bath with mixer tap shower attachment, tiled surrounds, close coupled WC, pedestal wash hand basin.

BEDROOM TWO: 10'7 x 7'8

Front aspect PVC window, plain plaster ceiling, radiator.

BEDROOM THREE: 9'8 x 7'8

Rear aspect PVC window, plain plaster ceiling, radiator, built-in wardrobe (*open front*).

Second Floor:

BEDROOM ONE: 14'5 x 13'11

Front and rear aspect "Velux" skylights, plain plaster ceiling.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

Side gate, rear gate, deck, timber shed, 140° magnetic South-East.

GARAGE: 15'10 x 8'7

Up and over door, driveway parking for one car.

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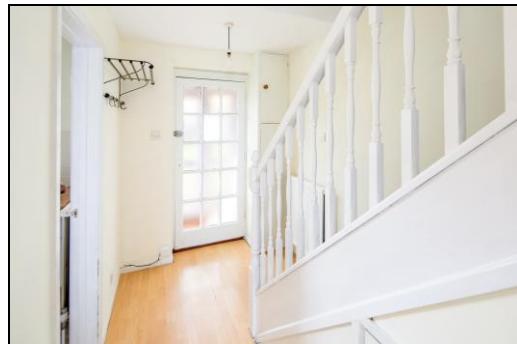
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Porch – External and Internal View



Entrance Hall



Kitchen



Kitchen



Kitchen



Living Room



Living Room



Extension

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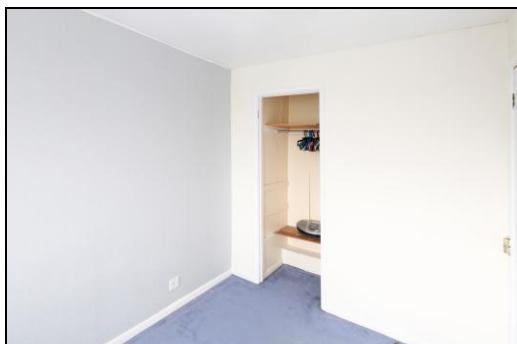
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First Floor Landing



Bathroom



Bedroom Three



Bedroom Three



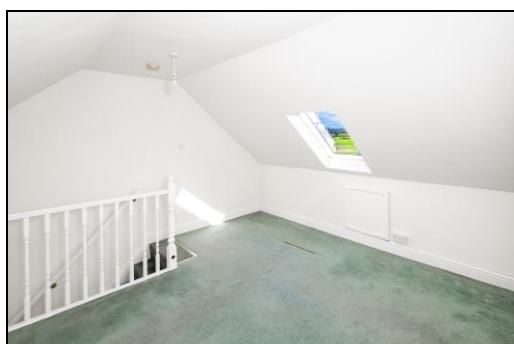
View from Bedroom Three



Bedroom Two



Second Floor Bedroom One



Second Floor Bedroom One

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View from Bedroom One



Rear Garden



Rear Garden



Rear Elevation



Garage and Driveway Parking

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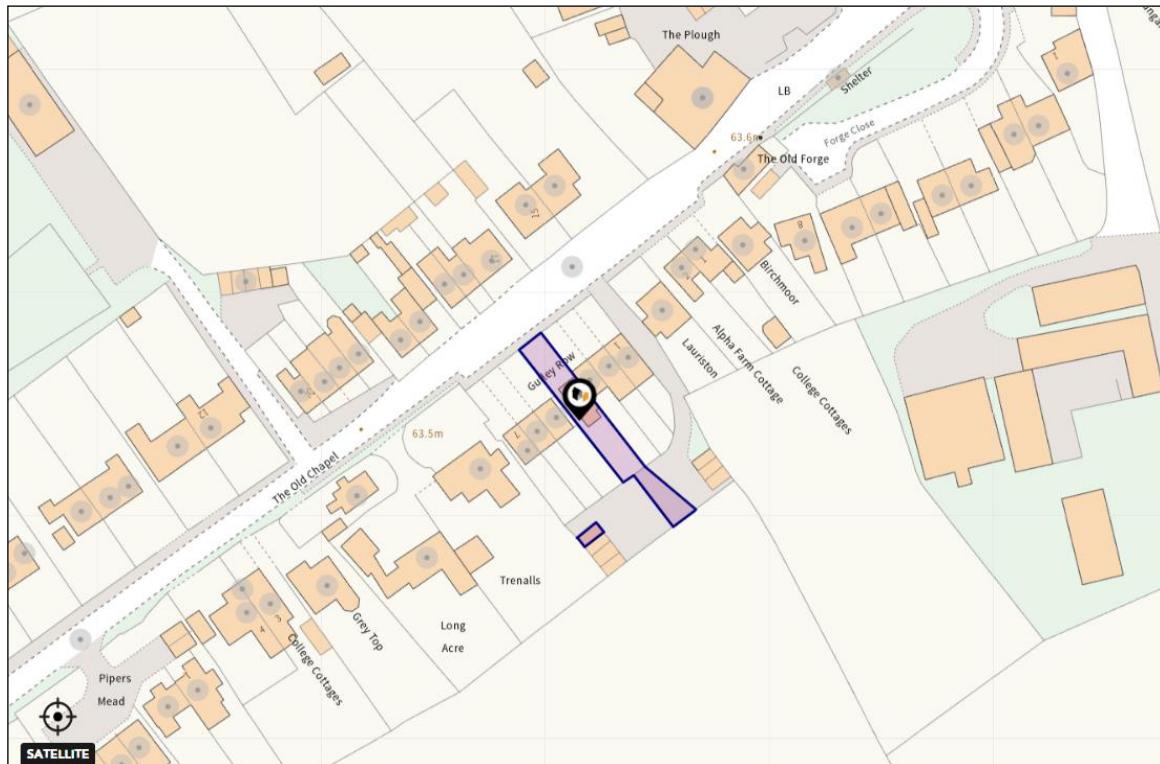
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Outlook to Rear of Property



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The floor plan shows the layout of the property. The Ground Floor (419 sq.ft. / 38.9 sq.m.) includes a Garage (15'9" x 8'7" / 4.80m x 2.62m) and an Extension (12'11" x 6'0" / 3.93m x 1.83m). The First Floor (323 sq.ft. / 30.0 sq.m.) includes a Lounge/Diner (13'11" x 12'7" / 4.24m x 3.84m), a Kitchen (9'11" x 7'7" / 3.02m x 2.30m), a Hobby room, a Landing, a Store, and three bedrooms: Bedroom 1 (14'5" x 13'11" / 4.40m x 4.23m), Bedroom 2 (10'7" x 7'8" / 3.23m x 2.34m), and Bedroom 3 (9'8" x 7'8" / 2.95m x 2.34m). A bathroom is also located on the first floor. The garage is shown with a car icon. A photograph of a white boiler unit is shown in the utility area. A photograph of a water tank is shown in the airing cupboard.

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TOTAL FLOOR AREA : 942 sq.ft. (87.5 sq.m.) approx.

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. This plan is for illustrative purposes only 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.

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