

1 York Close, Bicester, OX26 4XE

Guide Price £230,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS







The Property

A well proportioned two bedroom end of terrace house with garage, providing an ideal opportunity to modernise and improve. No onward chain. This traditionally constructed and conveniently located property also provides an opportunity for garage conversion, subject to the necessary consents. There is an entrance hall with stairs rising to the first floor. A living room and a separate kitchen. On the first floor there are two similarly sized double bedrooms a bathroom and a landing. To the front there is outside parking, whilst to the rear there is a well enclosed private garden. Viewing highly recommended.

MATERIAL INFORMATION

A two bedroom end of terrace, traditionally constructed house probably built around 55 years ago. Mains; electricity, water and drainage are connected, we are informed there is a gas supply which is currently not connected. Heating the original installation is a gas warm air system. We are advise potential purchasers to assume it is not in working order. Broadband - according to Ofcom it is likely that a connection to Ultrafast broadband would be available. Likely predicted mobile phone availability according to Ofcom; EE and Three, tood outdoor and good indoor, 02 and Vodafone 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. Local Authority - Cherwell District Council - B. EPC - E.







Key Features

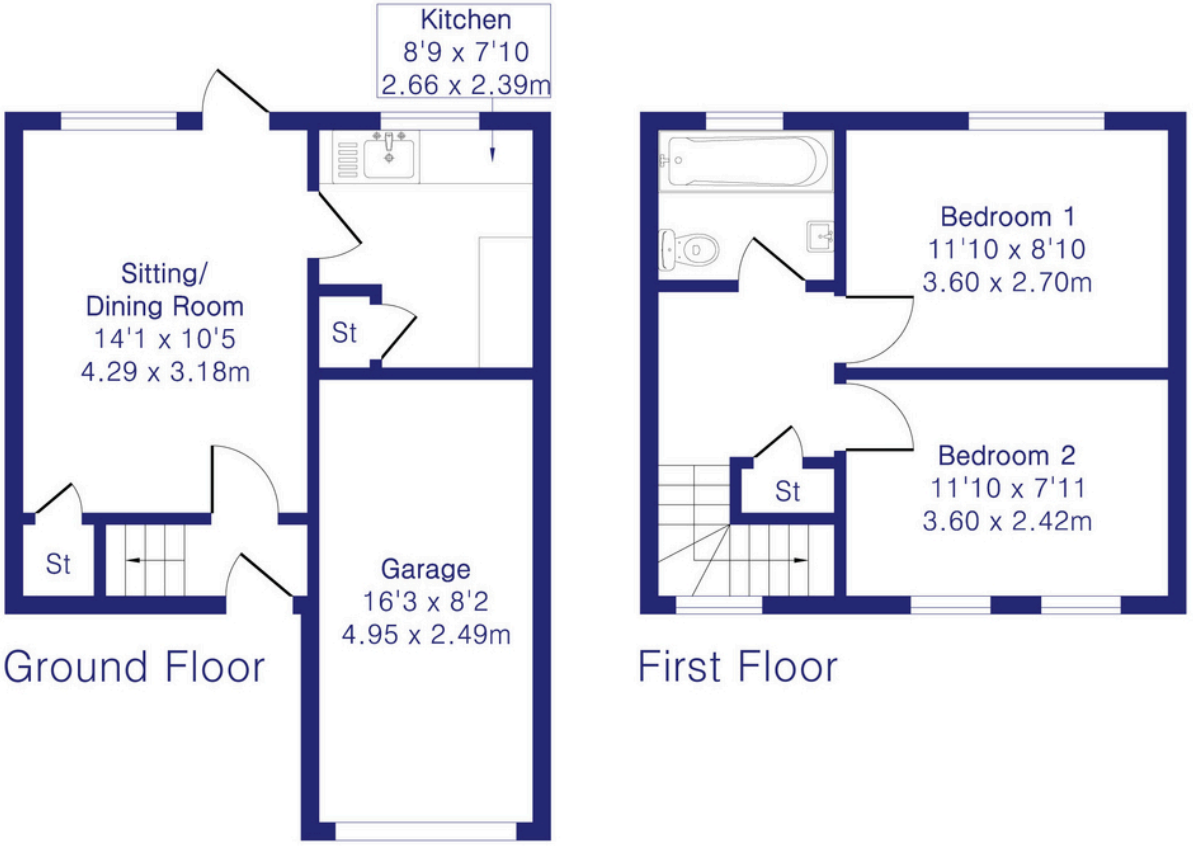
- End of terrace, two bedroom house
- Ideal for modernisation
- Garage conversion opportunity (subject to normal consents)
- No onward chain
- Separate living room and kitchen
- Two double bedrooms
- Parking and garage
- Private garden

The Location

Located in a mature residential area amongst other similar properties and within easy reach of a local parade of shops, a public house and a primary school. Both railway stations are within around a mile. Bicester North approximately half a mile. 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 570 sq ft - 53 sq m
(Excluding Garage)

Ground Floor Area 250 sq ft – 23 sq m
First Floor Area 320 sq ft – 30 sq m
Garage Area 127 sq ft – 12 sq m



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