



1 Derby Paddock, Middleton Stoney, OX25 4AR

Guide Price £420,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A three bedroom, semi detached home on a wide plot with ample parking and views over a paddock. There is potential to extend the property subject to obtaining the relevant permissions and consents. The hall leads to an open plan sitting room with patio doors to the garden, a kitchen breakfast room, a utility, store and cloakroom. There are two double bedrooms with fitted wardrobes, a single bedroom and a family bathroom. The front garden is laid to gravel and the rear has a decked patio and lawn overlooking the paddock. The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom, up to Superfast is available. Mobile – According to Ofcom there is likely mobile voice coverage indoors for O2, limited for Vodafone and none for EE & Three and limited data coverage indoors O2 & Vodafone with none for EE & Three, and likely mobile and data coverage outdoors for EE, O2 & Vodafone with limited for Three ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). We are not aware of any planning permissions in place which would negatively affect the property but interested parties should make their own enquiries with the local authority. Information relating to Easements, Boundaries, Restrictions & Rights are awaited. 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. The kitchen extension is by Mulberry Home Extensions and is clad in Coloroc Cladding on vertical aluminium battens which may not be of a standard construction therefore interested parties are advised to make their own enquiries. Flat roof replaced with Samafil S327 12EL in 2018





## Key Features

- Three Bedrooms
- Sitting Dining Room
- Kitchen
- Wide Plot
- Extension Potential (subject to usual consents and permissions)
- Open views
- Parking for Five Cars
- Electric Heaters
- See our website for up-to-date material information.

## The Location

Bicester provides for all your everyday needs including; shops, bars, restaurants, nurseries, schools, doctors, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting and recreational possibilities.



Thomas Merrifield and their clients give notice that:

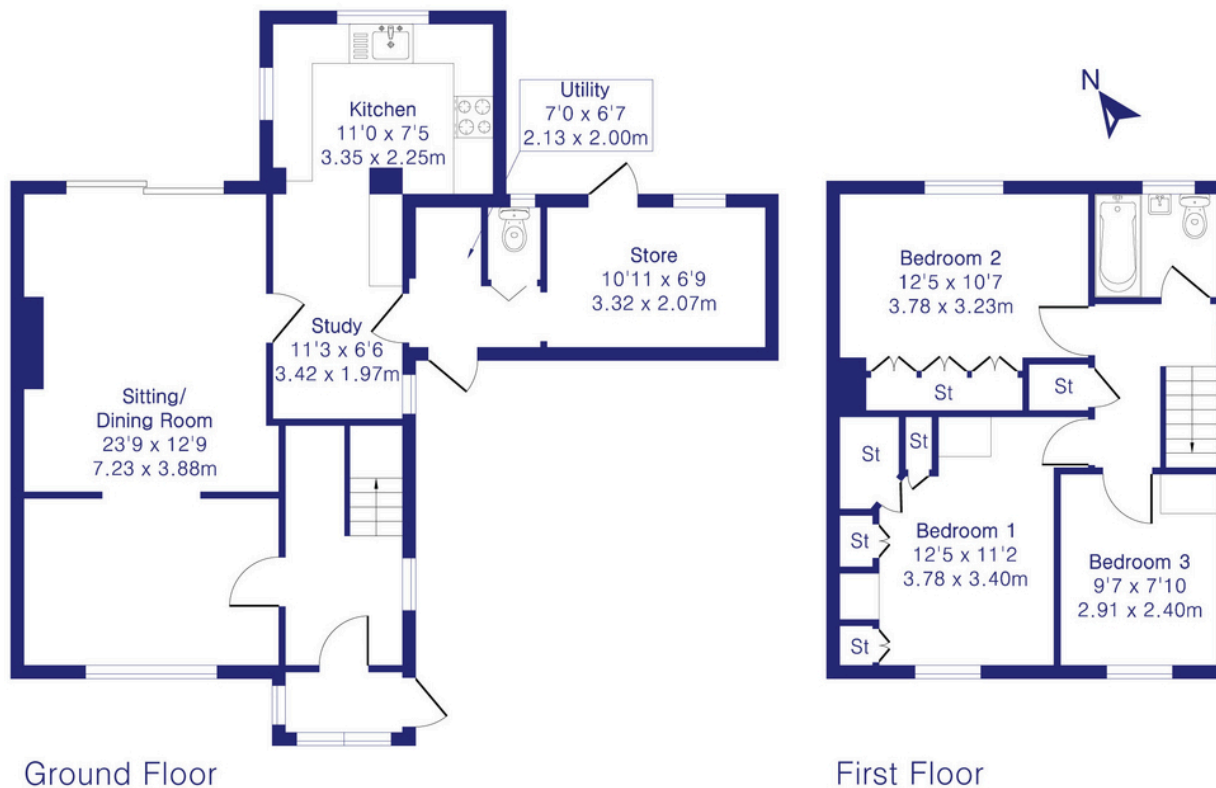
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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.

## Approximate Gross Internal Area 1132 sq ft - 105 sq m

Ground Floor Area 687 sq ft – 64 sq m

First Floor Area 445 sq ft – 41 sq m



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