



5 Thames Avenue, Bicester, OX26 2LX

Guide Price £325,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Two bedroom semi detached bungalow in a quiet close with good access to public transport and the local shops and amenities.

An entrance porch leads you into the sitting room off which is the extended kitchen dining leading out to the garden and an inner hall way off which are two bedrooms with wardrobes and a shower room. Outside the front garden has a lawn and shrubs, there is a single garage in an adjacent block with a parking space in front and the rear garden has a block paved patio, lawn and flower beds.

The property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available (checker.ofcom.org.uk). Mobile – according to Ofcom there is good outdoor coverage for EE, 02, Three & Vodafone (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 Covenants, Easements, Boundaries, Restrictions & Rights are available upon request.

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 of 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: D.





Key Features

- Two Bedrooms
- Sitting Room
- Open Plan Kitchen Dining Room
- Fitted Wardrobes
- Gardens
- Gas Central Heating to Radiators
- Garage in Separate Block with Parking Space Infront
- Close to Shops and Public Transport
- No Onward Chain

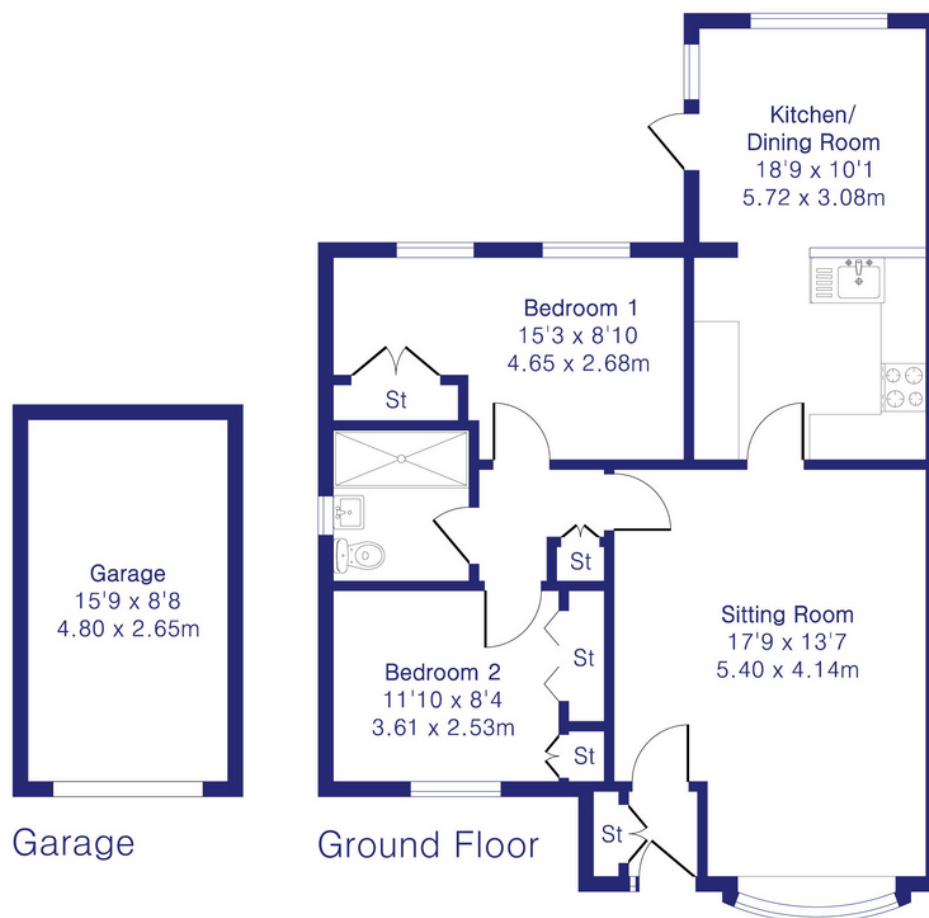
The Location

Local Shops 0.2m
 Bicester Market Square 1.3m
 Bicester Village 1.2m
 Bicester Village Station (London Marylebone from approx. 57 mins, Oxford from approx. 16 mins) 1.7m
 Bicester North Station (London Marylebone from approx. 50 mins Birmingham New Street from approx. 1hr 17 mins) 1.3m
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.2m
 All times and distances are approximate.



**Approximate Gross Internal Area 754 sq ft - 70 sq m
(Excluding Garage)**

Garage Area 137 sq ft – 13 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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