

7 Building 36 The Parade, Bicester, OX27 8AD

Guide Price £365,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS







The Property

A superb Grade II listed two bedroom end terrace house, with high ceilings, lovely light rooms and an excellent layout. Located in the beautifully landscaped grounds of The Garden Quarter in Bicester. No onward chain. This handsome property forms part of the former RAF buildings overlooking the main parade ground for what was RAF Bicester. The ground floor is largely open plan, being triple aspect with a lovely high ceiling making the room beautifully light. The kitchen area is well designed and in addition; on the ground floor there is an entrance lobby, cloakroom and storage. Both bedrooms are first floor, as is the smart shower room. The property has two parking spaces to the front of the property and the benefit of lovely landscaped grounds.

MATERAL INFORMATION:
A two bedroom end terraced house forming part of an original Art Deco RAF building dating from the 1920's.
Mains gas, electricity, water and drainage are connected.
Heating - gas fired central heating to radiators.
Broadband - Ofcom states that standard and Ultrafast are likely to be available.
Predicted likely mobile phone availability - according to Ofcom; EE good outdoor and variable indoor, O2, Three and Vodafone, good outdoor.
This property is listed and within a conservation area.
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.
Cherwell District Council: Council Tax Band: C.
EPC Rating: C.







Key Features

- Fabulous two bed end terrace listed house
- Forming part of an Art Deco 1920's building
- Superb open plan ground floor
- High ceilings and lots of light
- Two first floor bedrooms
- Smart shower room
- Parking for two vehicles
- Beautifully landscaped grounds
- Quiet and highly desirable environment

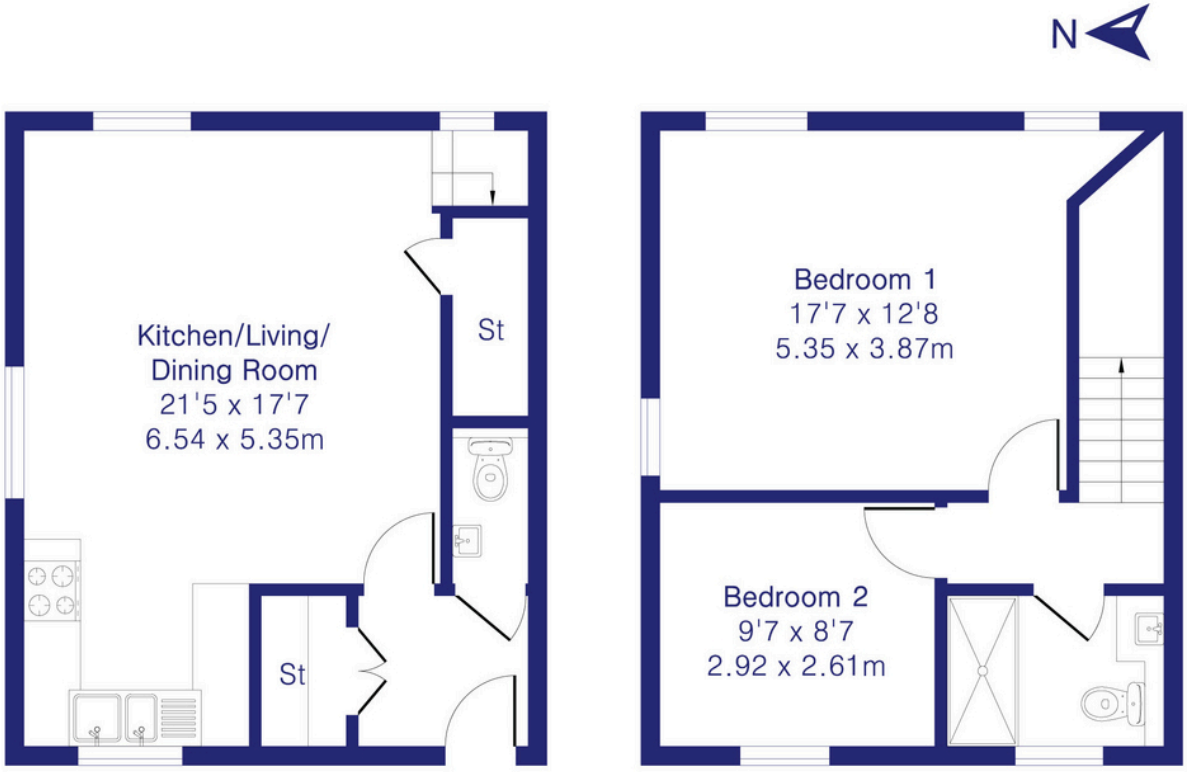
The Location

Delightfully located within The Garden Quarter which offers 17 acres of landscaped gardens around listed Art Deco buildings with some sympathetically designed properties built around 10 years ago. This property lies just to the south of the main parade ground, whilst The Garden Quarter is at the northern extent of Bicester. 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 754 sq ft - 70 sq m

Ground Floor Area 377 sq ft – 35 sq m

First Floor Area 377 sq ft – 35 sq m



Ground Floor

First 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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