



18 Kingsclere Road, Bicester, OX26 2JH

Guide Price £325,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A three bedroom end of terrace house, with a good plot and a central location. A wonderful opportunity to refurbish and improve. No onward chain. An entrance hall leads to a large sitting room/dining room with patio doors to the rear garden, additionally on the ground floor there is a kitchen, and a storage area, potentially suitable for conversion to accommodation (subject to necessary consents). There are two double bedrooms and one single as well as a family bathroom. The rear garden is; well proportioned, south west facing and private.

MATERIAL INFORMATION

A traditionally constructed three bedroom end of terrace house. Mains; water, drainage and electricity are connected (we believed gas to be available in the road). Electric heating. Broadband - according to Ofcom - all broadband speeds are available in this area. Mobile phone coverage - Ofcom states - good indoor and outdoor for all providers except EE. EE variable in home and good outdoor. Parking - on road or in nearby layby.

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 polystyrene tiles, either they or the adhesive used in their fixing may contain asbestos. As no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.

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

- Opportunity to modernise and renovate
- Three bedroom end of terrace house
- Good plot size
- Central location
- Large living room with patio doors to rear garden
- Two double bedrooms and one single
- Unusually private south west rear garden
- See our website for up-to-date material information.

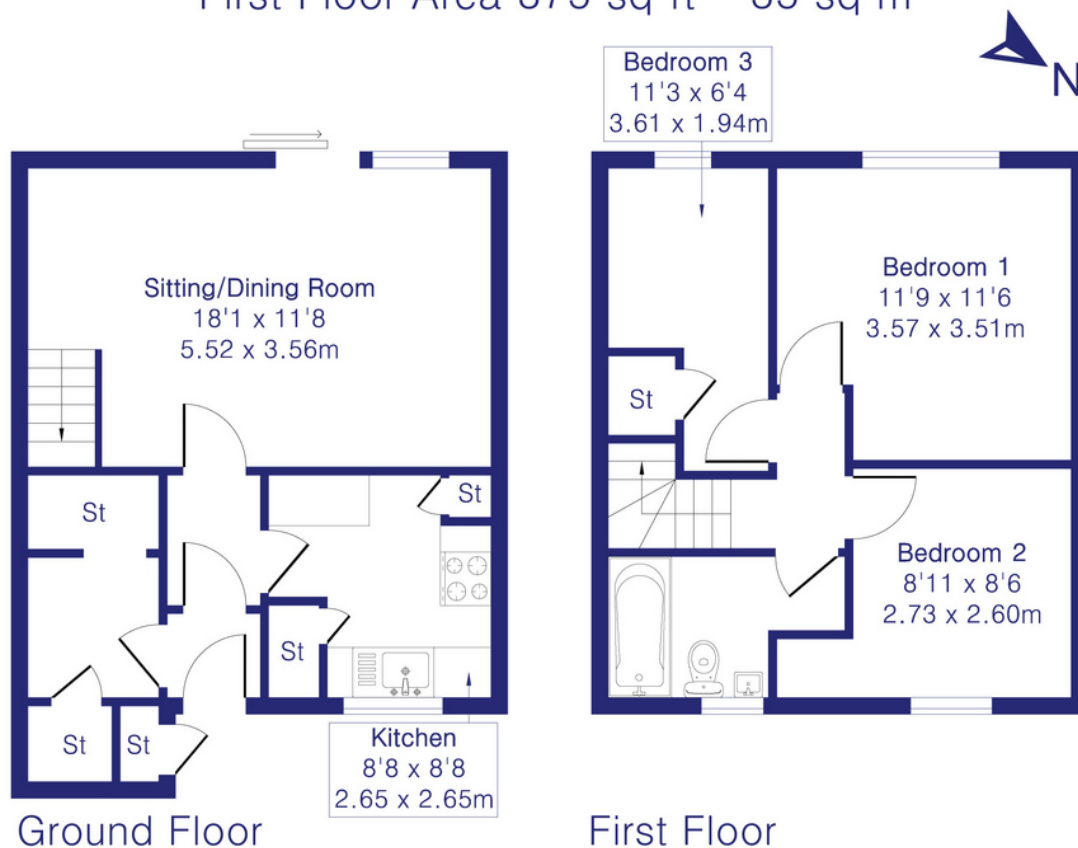
The Location

Ideally situated approximately half a mile from the town centre and both railway stations. Also convenient to Bicester Village. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 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 767 sq ft - 71 sq m

Ground Floor Area 392 sq ft – 36 sq m

First Floor Area 375 sq ft – 35 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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