

55 Balliol Road, Bicester, OX26 4HP

£300,000

THOMAS MERRIFIELD

SALES LETTINGS







The Property

A bright and spacious two bedroom semi-detached bungalow with a generous private south facing rear garden. No onward chain. This thoughtfully designed and comfortable semi would benefit from updating and refurbishment. There is a hallway, large sitting room/dining room which overlooks the south facing rear garden, a separate kitchen, two bedrooms and a bathroom. The front garden could be repurposed to parking (subject to the necessary consents) and the property has the potential for loft conversion, again subject to necessary consents. The back garden is private and south facing with its own personal door to the garage. Viewing highly recommended.

MATERIAL INFORMATION

A traditionally constructed two bedroom semi-detached bungalow, probably around 55 to 60 years old. Mains; water, drainage, electricity and gas are connected. Heating; gas fired central heating to radiators. Broadband - according to Ofcom; all broadband speeds including Ultrafast are likely to be available. Likely predicted mobile phone coverage - according to Ofcom - EE, 02 and Vodafone, good outdoor and good indoor, Three 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. Cherwell District Council - C. EPC - D.







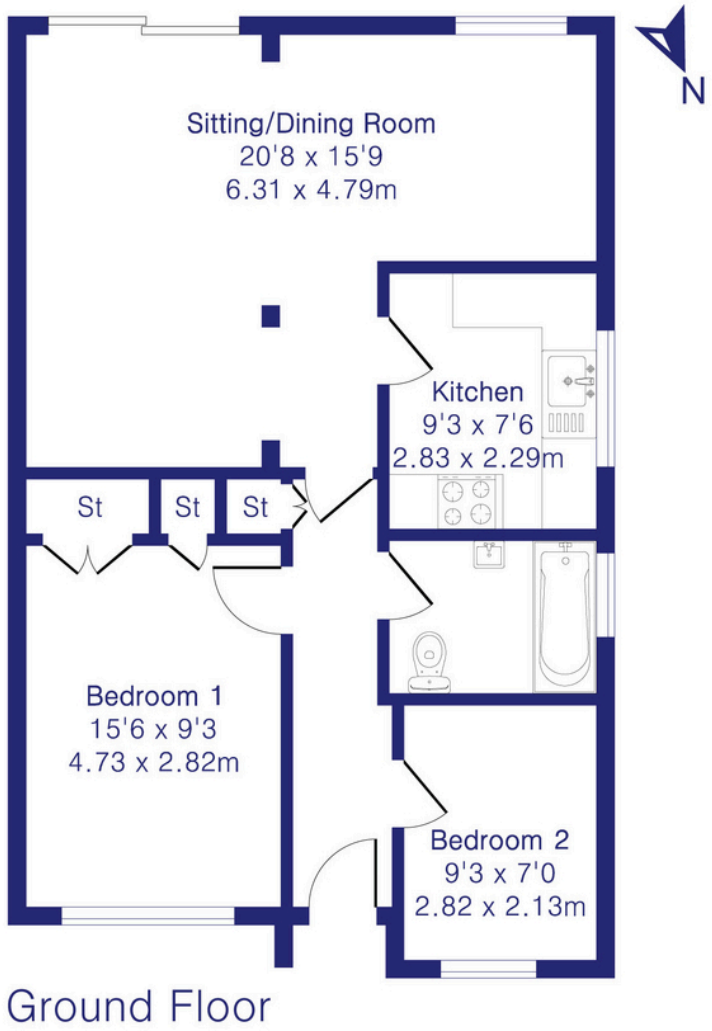
Key Features

- A two bedroom semi-detached bungalow
- Generous private south facing rear garden
- No onward chain
- Bicester North Station approximately 0.3 miles
- Opportunity to update and refurbish
- Large living room/dining room
- Separate kitchen
- Personal door to garage from back garden
- Viewing highly recommended

The Location

Pleasantly located in a mature residential area, around half a mile to the north of Bicester town centre. Schools for all ages, shops are available nearby. Bicester North station is approximately 0.3 miles. 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 669 sq ft - 62 sq m



Ground 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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