



A two bedroom, end of terrace house in need of updating with a fabulous double width rear garden with parking at the side. Located at the end of a quiet close.

3 Gaydon Walk  
Bicester Oxfordshire OX26 4YY



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A two bedroom, end of terrace house in need of updating with a fabulous double width rear garden and parking at the side. Located at the end of a quiet close. The enclosed entrance porch leads into; a sitting room at the front of the property with stairs up to the first floor and a door leading into the kitchen dining room, which has wall and base units and a door and window to the rear garden. Upstairs there are two bedrooms both with wardrobes and a bathroom with a window to the side. The front garden is laid to lawn with the tandem parking spaces at the side and a gate into the rear garden. The rear garden is double width with a lawn and vegetable area.

### SITUATION

The property is located towards the end of a quiet no through road, close to a green open space and play area. There is easy access to a parade of local shops. The thriving market town of Bicester provides for all your everyday needs including; a wealth of shops, amenities, bars, restaurants, nurseries, primary and secondary schools, doctors' surgeries, dentists and banks. The world famous Bicester Village Shopping Outlet and many sporting facilities, clubs, associations, recreational and recruitment possibilities.

### AGENTS NOTES

All main services are connected. Communication links are excellent from Bicester with public transport to Oxford, Buckingham, Milton Keynes and Cambridge. Regular rail links to London Marylebone and Birmingham from Bicester North and, London Marylebone and Oxford in approx. 12 minutes from Bicester Village or alternatively, the A41 leads to Junction 9 of the M40 to London, Birmingham and the A34 to Oxford and the South.

Local Authority: Cherwell District Council; Band B. EPC Rating: D

Viewings Strictly by appointment via Thomas Merrifield Bicester +44 (0) 1869 253253



### DIRECTIONS

Local Shops 0.2m, Bicester Market Square 1.3m, Oxford Carfax Tower 15.7m, London 57.4m, Bicester North Station (London Marylebone from approx. 50 mins), 1.2m Bicester village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins), 1.6m Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.2m All times and distances are approximate.



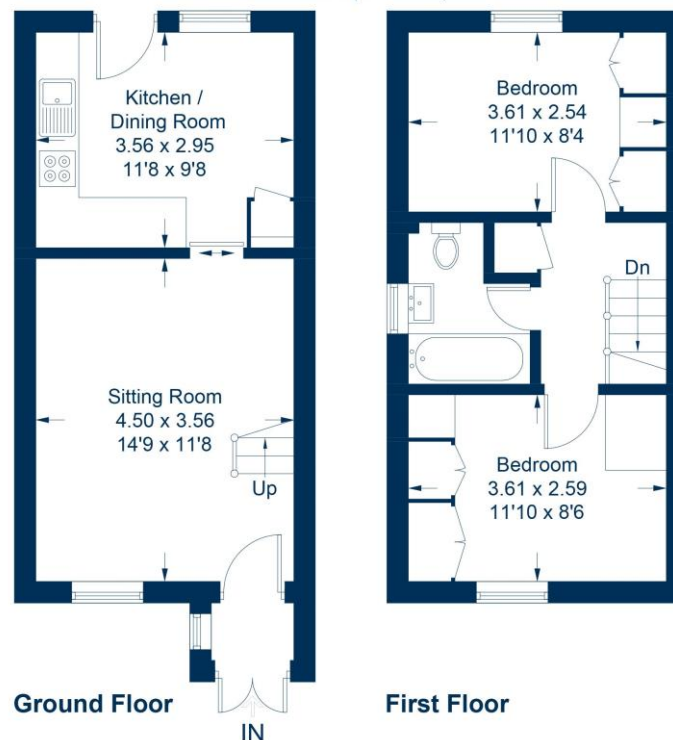


- **Sitting room**
- **Kitchen dining room**
- **Two bedrooms with wardrobes**
- **Bathroom**
- **Parking spaces**
- **Double width rear garden**
- **Modern gas central heating boiler**
- **In need of updating**

**Guide Price £250,000 Freehold**



Approximate Gross Internal Area  
 Ground Floor = 29.1 sq m / 313 sq ft  
 First Floor = 27.5 sq m / 296 sq ft  
 Total = 56.6 sq m / 609 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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