



Quadrant Estate Agents

£315,000



Gulley Row, Merton, OX25 2UH

3 Bedrooms & 1 Bathrooms

- Freehold
- EPC Rating - E
- Construction - Standard
- Oil Heating - Boiler & Radiators
- Mobile Phone Coverage - Please check using Ofcom Website
- Council Tax Band - C
- Council - Cherwell District Council
- Electricity - Mains
- Mains Water
- Internet Coverage - Please check using Ofcom Website

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10 Market Square, Bicester, OX26 6AD





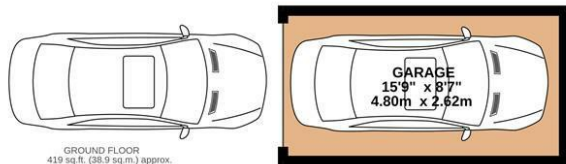
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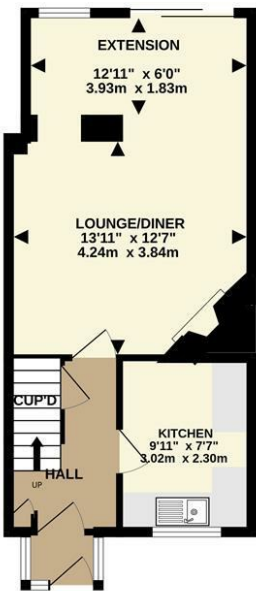


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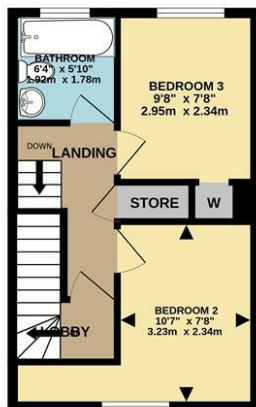




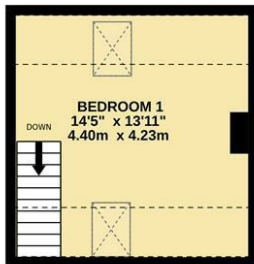
GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



2ND FLOOR
200 sq.ft. (18.6 sq.m.) approx.



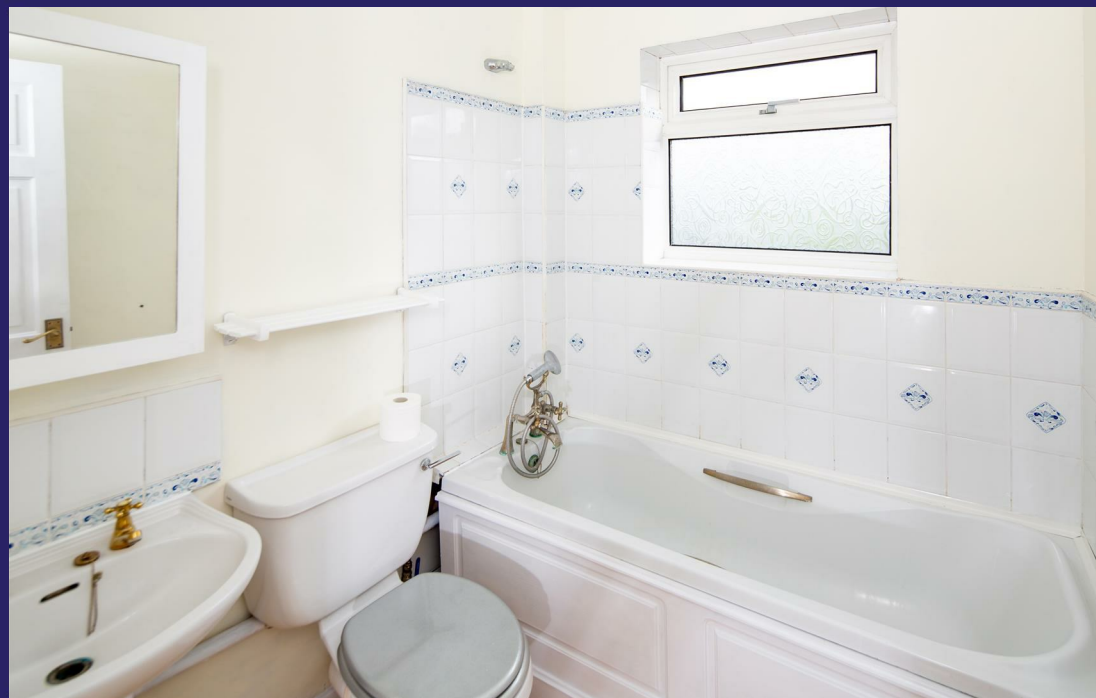
4 GULLEY ROW, MERTON, BICESTER, OXON. OX25 2UH

TOTAL FLOOR AREA : 942 sq.ft. (87.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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A delightful 3 Bedroom EXTENDED End of Terrace property located in the village of Merton available with NO ONWARD CHAIN. The property briefly comprises; Entrance Hall with stairs rising to First Floor, Shaker style Kitchen " Worcester Boiler" (replaced Dec 2025) Lounge/Diner with patio doors leading onto an enclosed rear garden. On the First Floor there are Two Bedrooms, Bathroom and door to Staircase leading to Second Floor and Master Bedroom. Outside there is a Front Garden with gated access leading to an enclosed South East facing Rear Garden. Single Garage with Driveway Parking for One Car. Viewing comes highly recommended.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings been tested. Room sizes should not be relied upon for furnishing purposes; they are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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