



14 Priory Road, Bicester, OX26 6BH

Offers In Excess Of £475,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A most attractive detached period bungalow in a superb central yet quiet location. This stylish and elegant home, provides comfortable and adaptable accommodation. The property is believed to date from 1935. A high entrance hall with stained glass windows gives access to all principal rooms. The dual aspect sitting room has an unusual recessed fireplace having cabinets to either side and double doors to rear garden. The second reception room/bedroom three has double doors to the rear garden, and oak block flooring. Both the kitchen and bathroom have been refitted, there is also a utility room and cloakroom. Both of the principle bedrooms are doubles. At the front there is ample parking, to the rear there is a pretty well enclosed and private garden. There is a large outbuilding which could be suited as a home office, gym or hobbies room.

MATERIAL INFORMATION

A detached single storey Art Deco house believed to date from 1935. All mains services are connected. Heating is via gas fired central heating. Broadband - according to Ofcom - all broadband speeds up to and including Ultra fast are available. Mobile phone coverage - according to Ofcom - all listed providers have coverage for all listed services.

Properties built pre-2000 may contain asbestos, either in certain materials used in their construction, or in certain materials used 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. The property is located within the Bicester Conservation area. Local Authority - Cherwell District Council - D. EPC - D



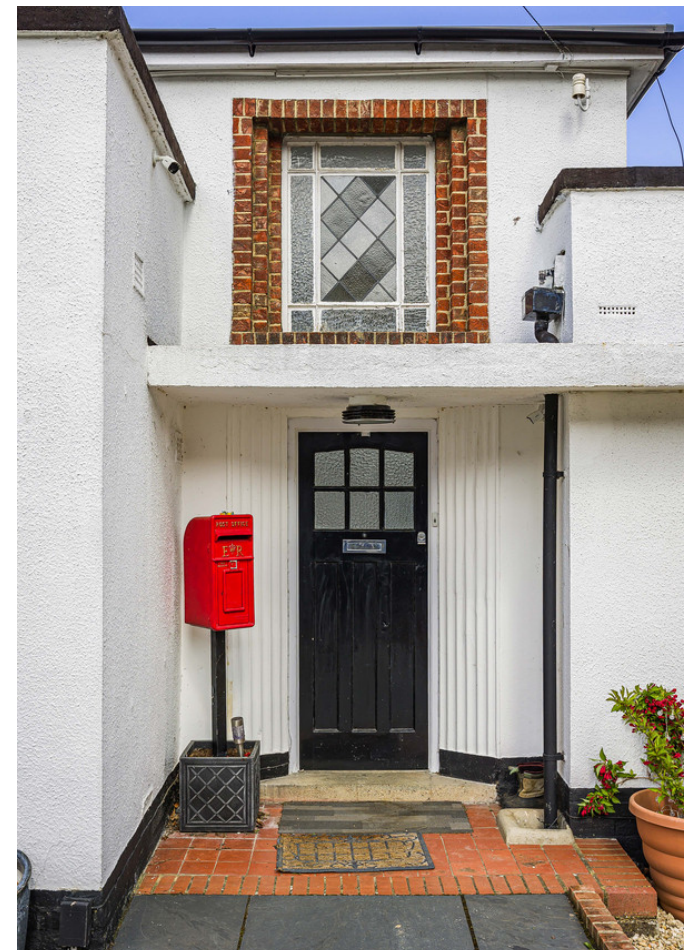


Key Features

- Delightful Art Deco property
- Single storey detached living
- Superb, quiet, central location
- Meticulously restored and updated
- Up to three bedrooms
- Charming sitting room with recessed fireplace and dual aspect
- Private landscape rear garden catching afternoon/evening sun
- Ample parking
- Close to both the Market Square and Bicester Village Station
- See our website for up-to-date material information.

The Location

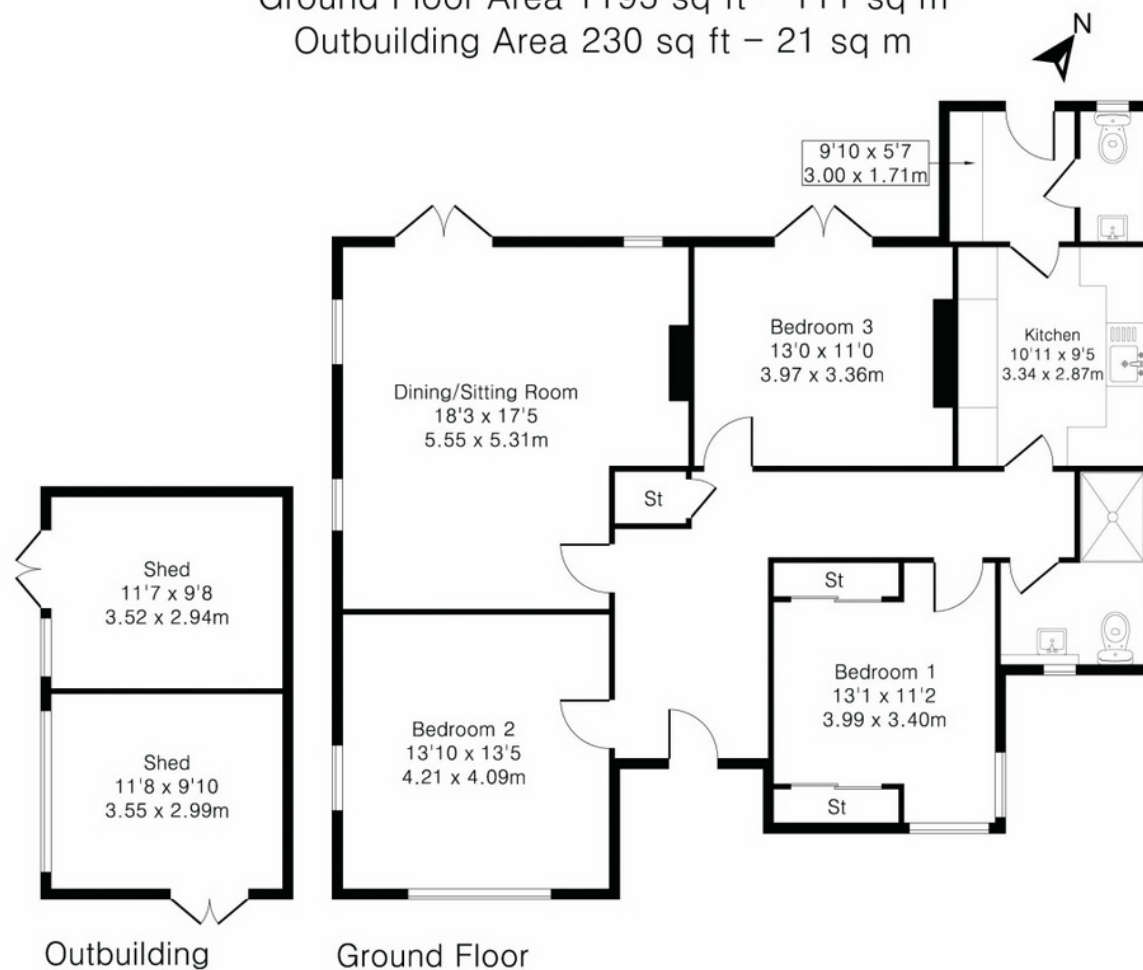
Ideally situated in a quiet road within a stones throw of both the town centre and Bicester Village Railway Station. Bicester Village (with its associated station). Graven Hill is unusual amongst modern developments in having large areas of open space (including ancient woodland) and a strong sense of community. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 is easily accessible, the towns two mainline railway stations between them provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town provides for all everyday needs as well as offering extensive recreational and employment opportunities.



Approximate Gross Internal Area 1425 sq ft - 132 sq m

Ground Floor Area 1195 sq ft – 111 sq m

Outbuilding Area 230 sq ft – 21 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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