



Bucknell Road, Bicester, OX26 2DA

Guide Price £475,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A super and beautifully presented, extended 1930's three bedroom, detached home. It has three reception rooms, a lovely garden and off street parking situated in central Bicester.

There are three reception rooms offering great flexibility to suit most household requirements and three bedrooms, a recently refitted bathroom, off street parking and a lovely, terraced garden modelled and tended by the owners with a variety of patios' lawn and attractive flower beds trees and shrubs.

The property is located with easy access to a parade of local shops. The thriving market town of Bicester provides for all your everyday needs including; shops, amenities, bars, restaurants, nurseries, schools, doctors' surgeries, dentists, banks, the world famous Bicester Village Shopping Outlet, sporting, recreational and recruitment possibilities.

The property is of a brick and tile build type with gas fired central heating to radiators. The property has mains; electricity, gas and drainage. Broadband - according to Ofcom - Standard, Superfast and Ultrafast broadband. Mobile coverage - according to Ofcom - there is good coverage for EE, Three, O2 & Vodafone (checker.ofcom.org.uk). The government portal - highlights this as a low/unlikely flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property but interested parties should make their own enquiries with the local authority. Looking towards the property from the road the sellers informs us they are responsible for the boundaries on the right of the property and both the rear and front. Local Authority: Cherwell District Council - D; EPC C





Key Features

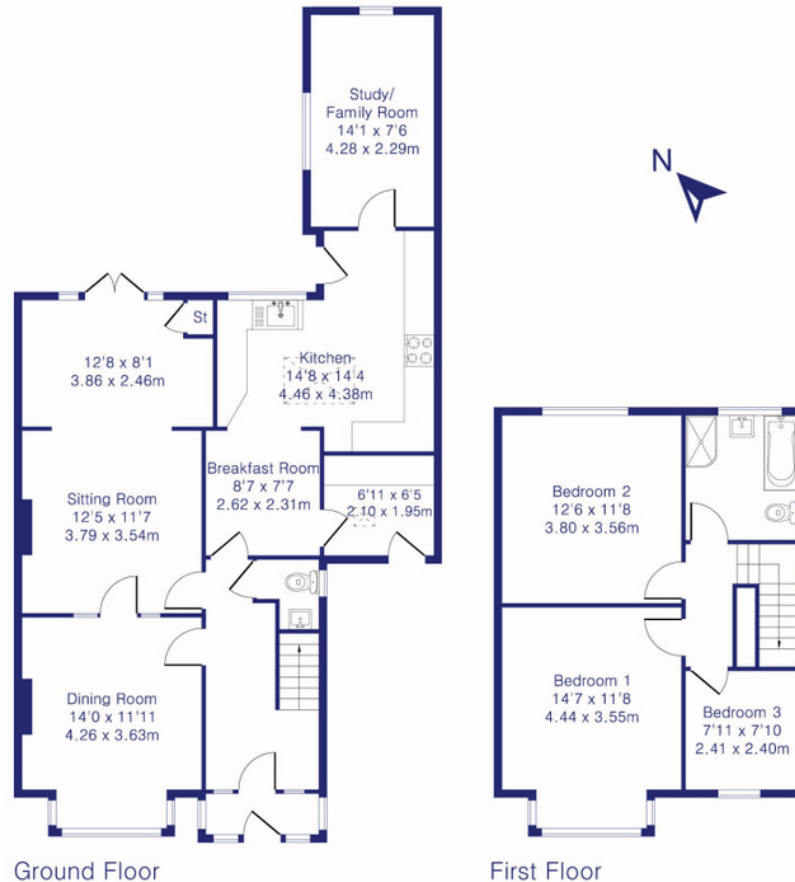
- Beautifully Presented
- 1930's Detached House
- Opposite School
- Close to the Town Centre
- Lovely Garden
- Off Street Parking
- Bright Airy Kitchen
- Utility Room
- Well Maintained and Updated by the Owners
- See our website for up-to-date material information.

The Location

Local Shops 0.2m
Bicester Market Square 0.6m
Oxford Carfax Tower 13.8m
London 63m
Bicester North Station (London Marylebone from approx. 50 mins) 0.3m
Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 0.8m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 0.4m
All times and distances are approximate.



Approximate Gross Internal Area 1466 sq ft – 136 sq m
Ground Floor Area 959 sq ft – 89 sq m
First Floor Area 507 sq ft – 47 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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