



Siskin Road, Bicester, OX26 6WX

Guide Price £400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

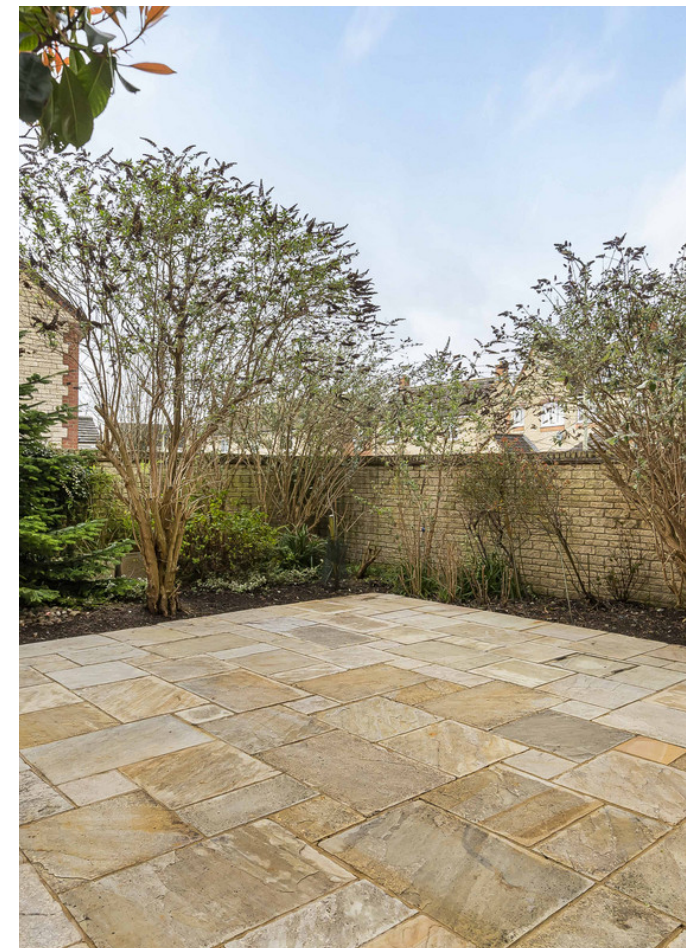
A super, very well presented double fronted three bedroom semi detached home with a garage. There is off street parking and an enclosed garden, ideally located close to shops, school and amenities. The bright and airy accommodation comprises; a dual aspect sitting room, triple aspect kitchen and dining room along with a cloakroom on the ground floor. The main bedroom has an en suite shower and fitted wardrobes, the second bedroom also has fitted wardrobes and there is a modern family bathroom. Both the front and rear gardens are low maintenance with green/grey slate and shrubs to the front and a Ripon Buff Indian Sandstone patio and shrub beds at the rear. The rear garden is enclosed on two sides by a wall and has a side gate.

The thriving market town of Bicester provides for all your everyday needs including; shops, amenities, bars, restaurants, nurseries, schools, doctors, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting, recreational and recruitment possibilities.

The property is of a brick and tile build type with gas fired central heating to radiators. The property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available (checker.ofcom.org.uk). Mobile coverage, according to Ofcom there is good coverage for EE, Three, O2 & Vodafone (checker.ofcom.org.uk). 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. Information relating to Easements, Restrictions & Rights are awaited. The sellers have responsibility for the boundaries, as you look at the house, on the right and the front and back.

Cherwell District Council - C EPC - C





Key Features

- Beautifully Presented
- Popular and Convenient Location.
- En suite, Bathroom and Cloakroom
- Bright and Airy
- Low Maintenance Gardens
- Garage and Parking
- Close to Shops, Railway Station and Bicester Village and Town Centre
- See our website for up-to-date material information.

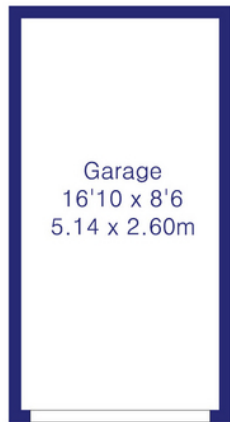
The Location

Local Shops 0.5m
Bicester Market Square 0.7m
Oxford Carfax Tower 14.2m
London 64.6m
Bicester North Station (London Marylebone from approx. 50 mins) 1.1m
Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 0.5m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 0.8m
All times and distances are approximate.

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.

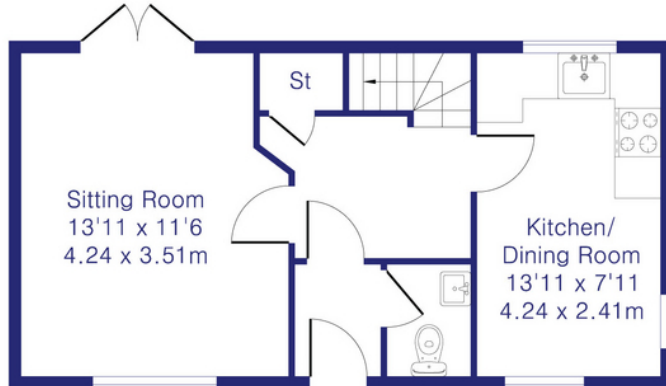
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Garage
16'10 x 8'6
5.14 x 2.60m

Garage

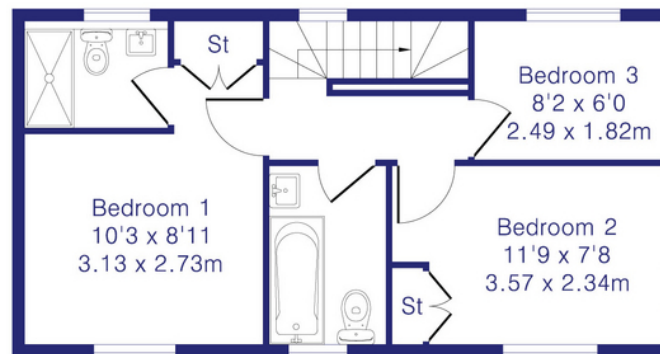
Approximate Gross Internal Area 910 sq ft – 85 sq m
Ground Floor Area 383 sq ft – 36 sq m
First Floor Area 383 sq ft – 36 sq m
Garage Area 144 sq ft – 13 sq m



Sitting Room
13'11 x 11'6
4.24 x 3.51m

Kitchen/
Dining Room
13'11 x 7'11
4.24 x 2.41m

Ground Floor



Bedroom 1
10'3 x 8'11
3.13 x 2.73m

Bedroom 3
8'2 x 6'0
2.49 x 1.82m

Bedroom 2
11'9 x 7'8
3.57 x 2.34m

First Floor

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