



Lucerne Avenue, Bicester, OX26 3EW

Offers In Excess Of £525,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A substantial and beautifully presented four bedroom detached house in the popular Bure Park area. Features include; lounge cloakroom cupboard for coats and a well equipped kitchen with a range of cupboards a built in double fan oven and ceramic gas hob. There is also utility room and dining room leading into the conservatory. On the first floor there are four good sized bedrooms with the master having an ensuite. There is also a family bathroom. Outside there is a double garage and front and rear gardens.

### MATERIAL INFORMATION

The property is of traditional construction with brick elevations under a pitch and tiled roof. It was built in 1998. The property is connected to mains electricity, gas, water and drainage. Heating is via gas fired central heating.

Broadband - according to Ofcom - all broadband speeds up to and including ultrafast are available.

Mobile phone coverage - according to Ofcom - all listed providers have coverage for a full range of services, other than 3 where indoor data is not available.

Local Authority - Cherwell District Council Band E.  
EPC Rating - C.







## Key Features

- A substantial and beautifully presented detached house
- Excellent Bure Park location
- Separate reception rooms
- Kitchen/Breakfast Room
- Utility adjacent
- Large master bedroom with suite
- Three further bedrooms
- Double garage and ample parking
- Well proportioned gardens

## The Location

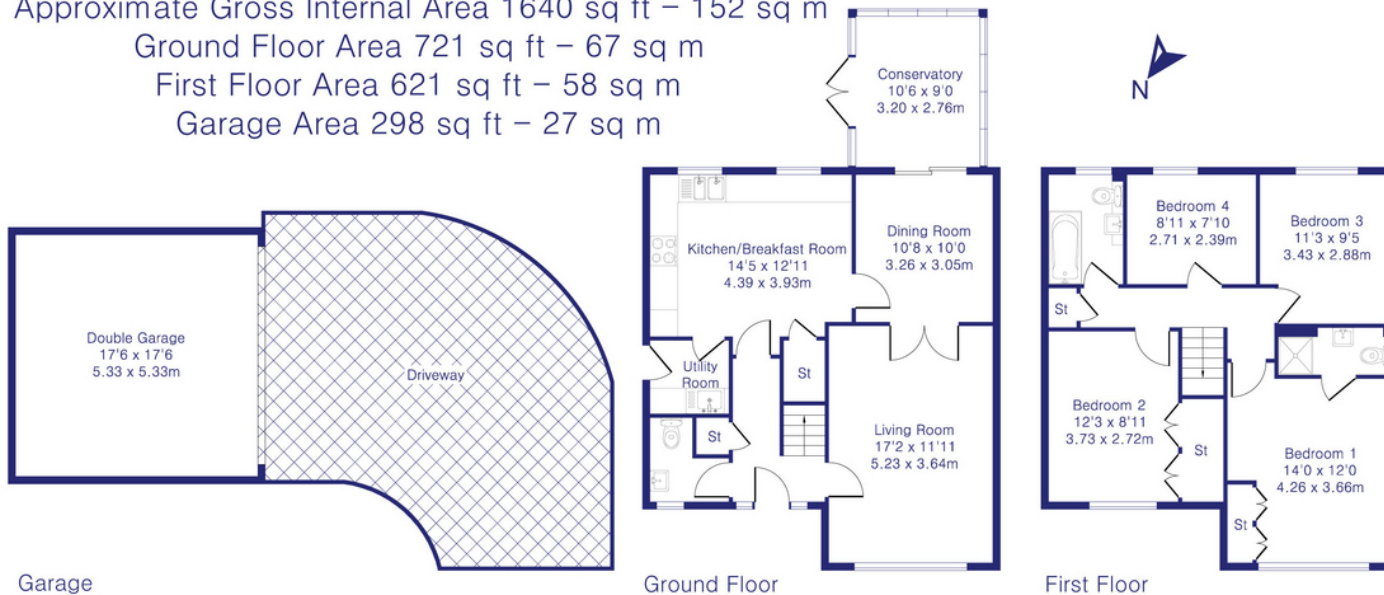
Located on the popular Bure Park development which enjoys a thriving community with primary school and nursery, a parade of shops to include; a Co-op, a local pub and church. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 is easily 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.

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.

Approximate Gross Internal Area 1640 sq ft – 152 sq m  
Ground Floor Area 721 sq ft – 67 sq m  
First Floor Area 621 sq ft – 58 sq m  
Garage Area 298 sq ft – 27 sq m



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