



Sycamore Road, Launton, OX26 5DY

Guide Price £300,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A two double bedroom semi-detached bungalow ideally located in a quiet close with good access to the village amenities.

From the entrance hall there is the bathroom, two double bedrooms and sitting room which leads through into the kitchen. Both front and rear gardens are laid to lawn. The garage is at the rear of the property with a drive running to the side of the house. There is parking for two or three cars at the front of the property.

Oil Fired Central Heating to radiators. The property is connected to mains electricity, water and drainage.

Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available (checker.ofcom.org.uk).

Mobile - According to Ofcom there is good mobile and data coverage indoors and outdoors for EE, Three, O2 & Vodafone (checker.ofcom.org.uk). The government portal generally highlights this as a medium surface water 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.

Information relating to Easements, Boundaries, Restrictions & Rights are awaited.

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

Local Authority: Cherwell District Council - C; EPC - D





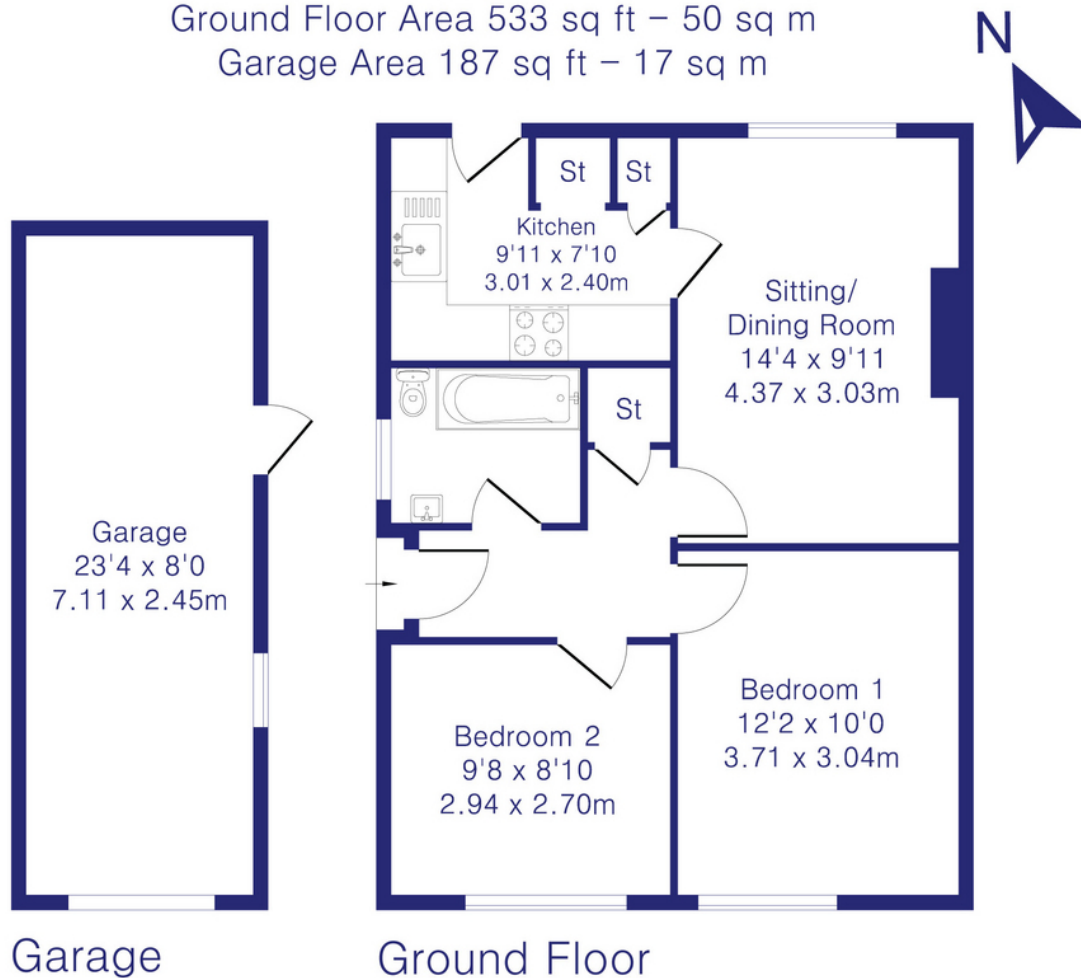
Key Features

- Two Double Bedrooms
- Ideal for updating
- Large Garden
- Quiet Close
- Popular Village
- Good Local Amenities
- Easy Access Into Bicester
- See our website for up-to-date material information.

The Location

Local Shops 0.3m
Bicester Market Square 2.3m
Oxford Carfax Tower 16m
London 65.8m
Bicester North Station (London Marylebone from approx. 50 mins) 2.4m
Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 2.4m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 2.4m
All times and distances are approximate.

Approximate Gross Internal Area 720 sq ft – 67 sq m
Ground Floor Area 533 sq ft – 50 sq m
Garage Area 187 sq ft – 17 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.

Bicester Office
39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253
E bicester@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

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