



Ascot Way, Bicester, OX26 1AG

Guide Price £400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A super very well presented three bedroom, three storey terraced house set back off the road with an en-suite, attractive garden and garage.

The ground floor has a kitchen with a new worktop and sink, sitting room overlooking the garden and a cloakroom. On the first floor there is a double and single bedroom along with a family bathroom, the main bedroom is on the second floor also with an ensuite. The garden is low maintenance with shrubs and gravel and there is a garage with parking in front. 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 - According to Ofcom there is good mobile and data coverage indoors for Three, O2 & Vodafone and voice coverage for EE and outdoors there is good mobile, data and enhanced data For EE, Three, O2, and Vodaphone (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, Boundaries, Restrictions & Rights are awaited. Bicester provides for all your everyday needs including; shops, bars, restaurants, nurseries, schools, doctors, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting, recreational and recruitment possibilities.





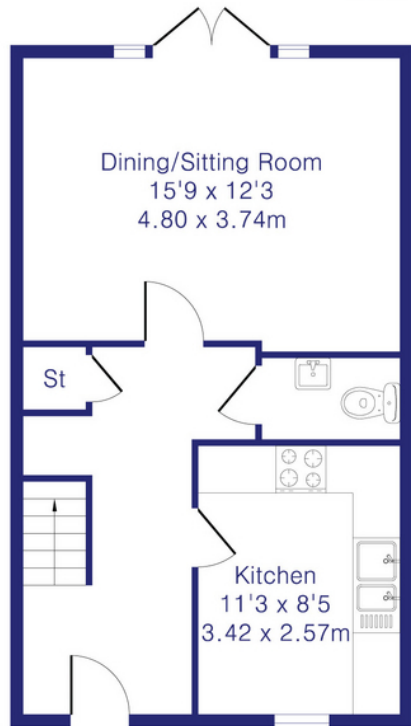
Key Features

- Two Double and a Single Bedroom
- Cloakroom, Bathroom and En Suite
- Attractive Low Maintenance Garden
- Garage and Parking
- Set Back off the Road
- Very Well Presented
- Gas Fired Central Heating to Radiators.
- See our website for up-to-date material information.

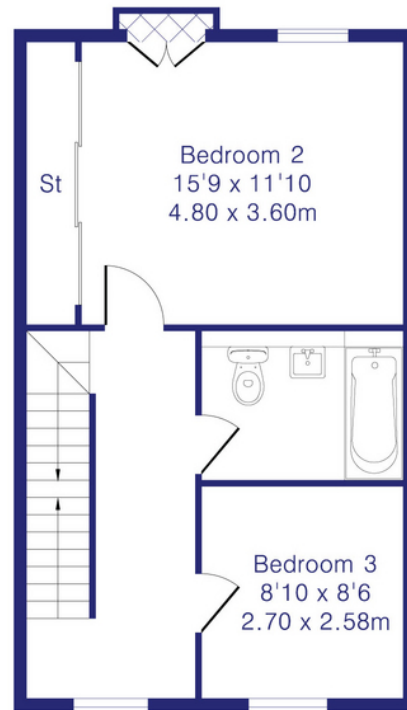
The Location

Local Shops 0.4m
Bicester Market Square 1.2m
Bicester Village 0.9m
Bicester North Station (London Marylebone from approx. 50 mins) 1.3m
Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 1.5m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.2m
All times and distances are approximate.

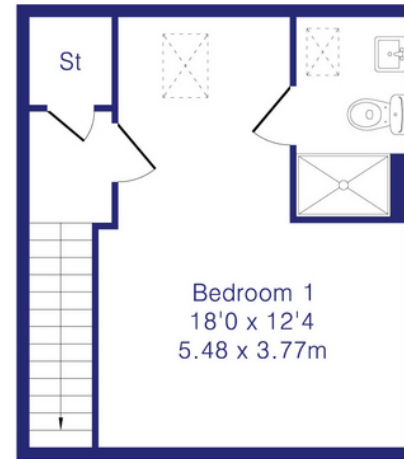
Approximate Gross Internal Area 1147 sq ft – 106 sq m
Ground Floor Area 432 sq ft – 40 sq m
First Floor Area 432 sq ft – 40 sq m
Second Floor Area 283 sq ft – 26 sq m



Ground Floor



First Floor



Second Floor

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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