



Roman Way, Bicester, OX26 6FJ

Guide Price £210,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A one bedroom terraced home with parking, located in the town centre a 'stones throw' from the shops amenities, bus and rail links.

You enter the open plan ground floor with stairs to the first floor. The fitted kitchen has a door to the garden. Upstairs there is a double bedroom and a bathroom. Outside there is an allocated parking space and the rear garden has been paved.

The property is located in a quiet no through road, with easy access to the town centre. The thriving market town of Bicester provides for all your everyday needs including; a wealth of shops, bars, restaurants, nurseries, schools, doctors, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting, recreational and recruitment possibilities.

Electric panel and storage heaters. The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom - up to Ultrafast broadband are available. 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 area. 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. Artex is present and if pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed.

Local Authority: Cherwell District Council - B. EPC - D





Key Features

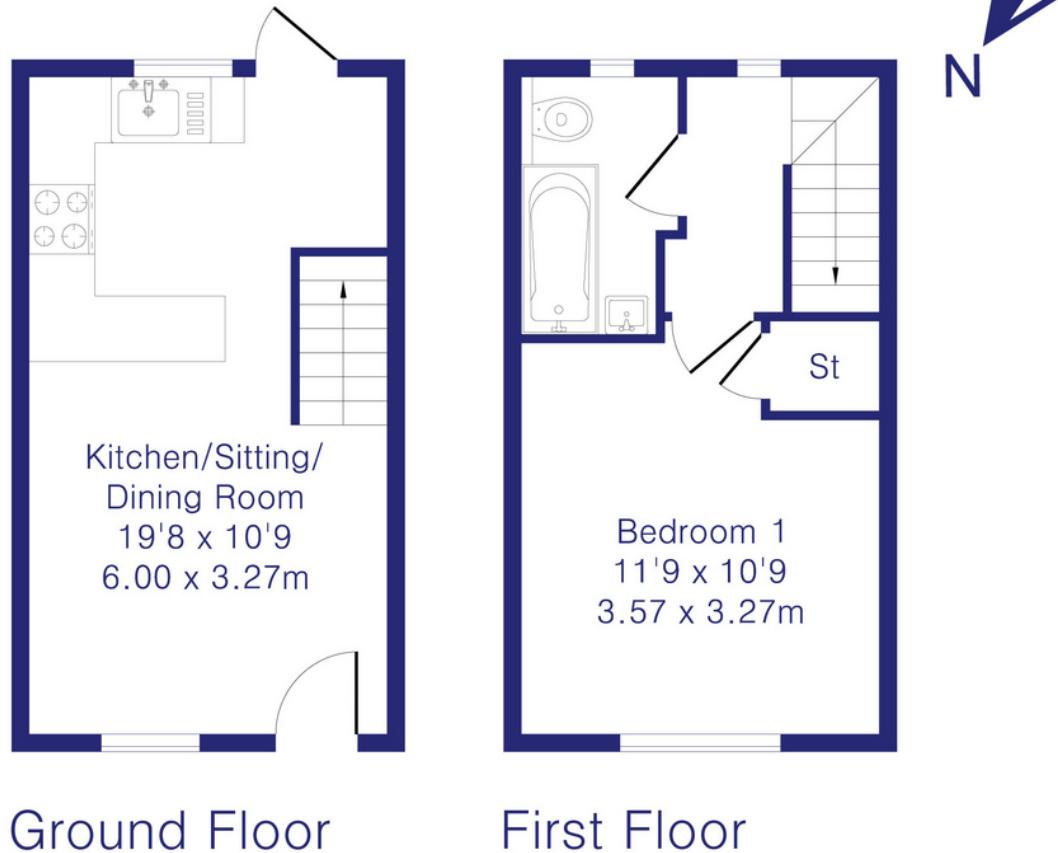
- Double Bedroom
- Open Plan Ground Floor Accommodation
- Bathroom
- Parking
- Low Maintenance Rear Garden
- Double Glazing
- Quiet Position
- Close to Town Centre
- End of Chain
- See our website for up-to-date material information.

The Location

Local Shops 0.3m
Bicester Market Square 0.6m
Bicester Village 0.9m
Bicester North Station (London Marylebone from approx. 50 mins) 0.2m
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 0.5m
All times and distances are approximate.



Approximate Gross Internal Area 422 sq ft – 40 sq m
Ground Floor Area 211 sq ft – 20 sq m
First Floor Area 211 sq ft – 20 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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