



Oak Lane, Bicester, OX25 2SG

Guide Price £350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented and thoughtfully re-configured three bedroom semi-detached house, enjoying a corner plot position, in a highly desirable village. The property offers generous and bright accommodation including; a large living room and a lovely conservatory. The superb re-configured open plan kitchen/dining room has a part vaulted ceiling, there are fitted appliances and an excellent range of storage units. Additionally on the ground floor there is an entrance hall, storage, utility area and cloakroom. Two of the bedrooms are doubles and there is a stylish contemporary bathroom. The plot and garden are a major feature of the property, being larger than average there is also a parking space. Viewing highly recommended.

MATERIAL INFORMATION

A three bedroom semi-detached house, built around 40 years ago. Mains water, drainage, electricity and gas are connected. Heating gas fired boiler to radiators. There is a management company with the current annual service charge of £391.80.

The property has one parking space.

Broadband - according to Ofcom - all broadband speeds up to and including Ultrafast area available.

Mobile Phone availability - according to Ofcom - indoors all listed providers have limited, Three and EE have limited availability for data and 02 and Vodafone do not have availability.

Outdoors all listed service providers likely to have availability for both voice and data.

Local Authority: Cherwell District Council - B. EPC -





Key Features

- A beautifully presented and thoughtfully re-configured house
- Superb kitchen/dining room
- Excellent corner plot position with generous gardens
- Large light living room
- Utility area and ground floor cloakroom
- Lovely conservatory
- Stylish contemporary bathroom
- Village with amenities including shops and primary school
- Bicester and stations within easy reach
- See our website for up-to-date material information.

The Location

Located in a pleasant and mature residential area within a desirable village. Ambrosden has good amenities including; a primary school, shop/post office, further shop and a public house. The nearby market town of Bicester (2 miles) provides for all everyday needs as well as having exceptional mainline railway services to Oxford, London and Birmingham. The motorway network via Junction 9 of the M40 is also easily accessible.

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.

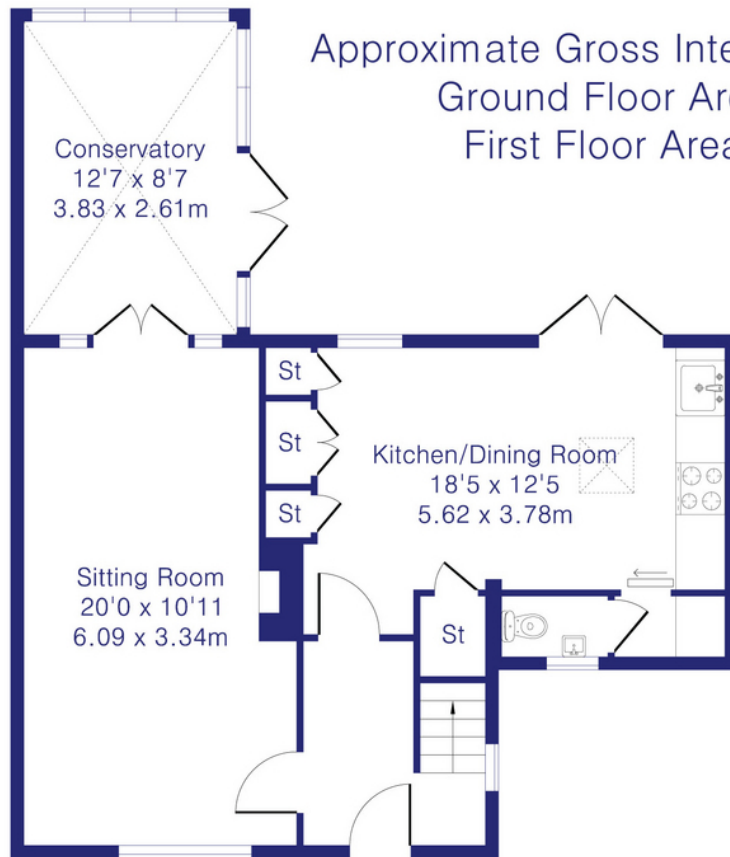
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any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

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

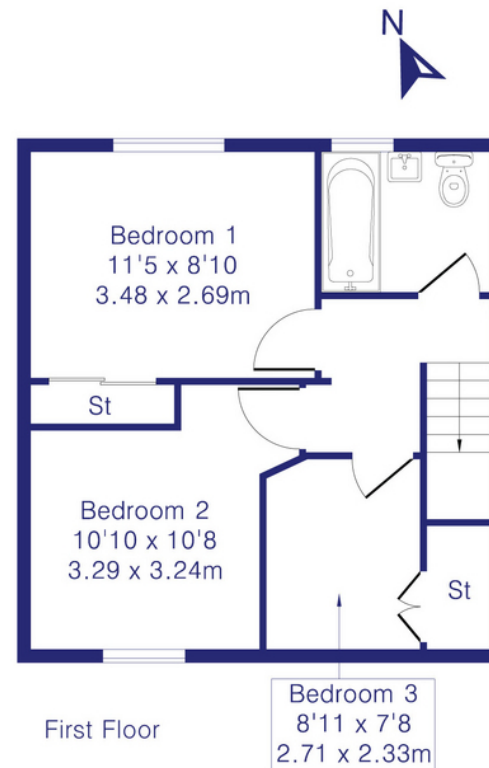
T 01869 253 253
E bicester@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS

Approximate Gross Internal Area 972 sq ft – 90 sq m
Ground Floor Area 602 sq ft – 56 sq m
First Floor Area 370 sq ft – 34 sq m



Ground Floor



First Floor