



Ruskin Walk, Bicester, OX26 4TE

Guide Price £300,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A much improved three bedroom house with generously proportioned accommodation. Situated overlooking a pleasant green and within easy reach of Bicester North Station and Coopers School. The accommodation includes; a light bright front to back living room, a refitted kitchen with utility area off and unusually a ground floor cloakroom. There are three proper bedrooms and a stylishly refitted shower room. A feature to note is the fact that the gas boiler was replaced in February 2023. Outside there are front and rear gardens with the rear garden benefitting from afternoon and evening sun.

MATERIAL INFORMATION

The property has brick elevations under a pitched and tiled roof. It was probably constructed around 55 years ago. Mains water, gas, electricity and drainage are connected to the property. Heating is via gas fired central heating. Broadband - according to Ofcom - All broadband speeds up to and including; ultrafast are available. Mobile phone availability - according to Ofcom - all listed providers are likely to have availability for all listed services. Local Authority: Cherwell District Council - C. EPC - C





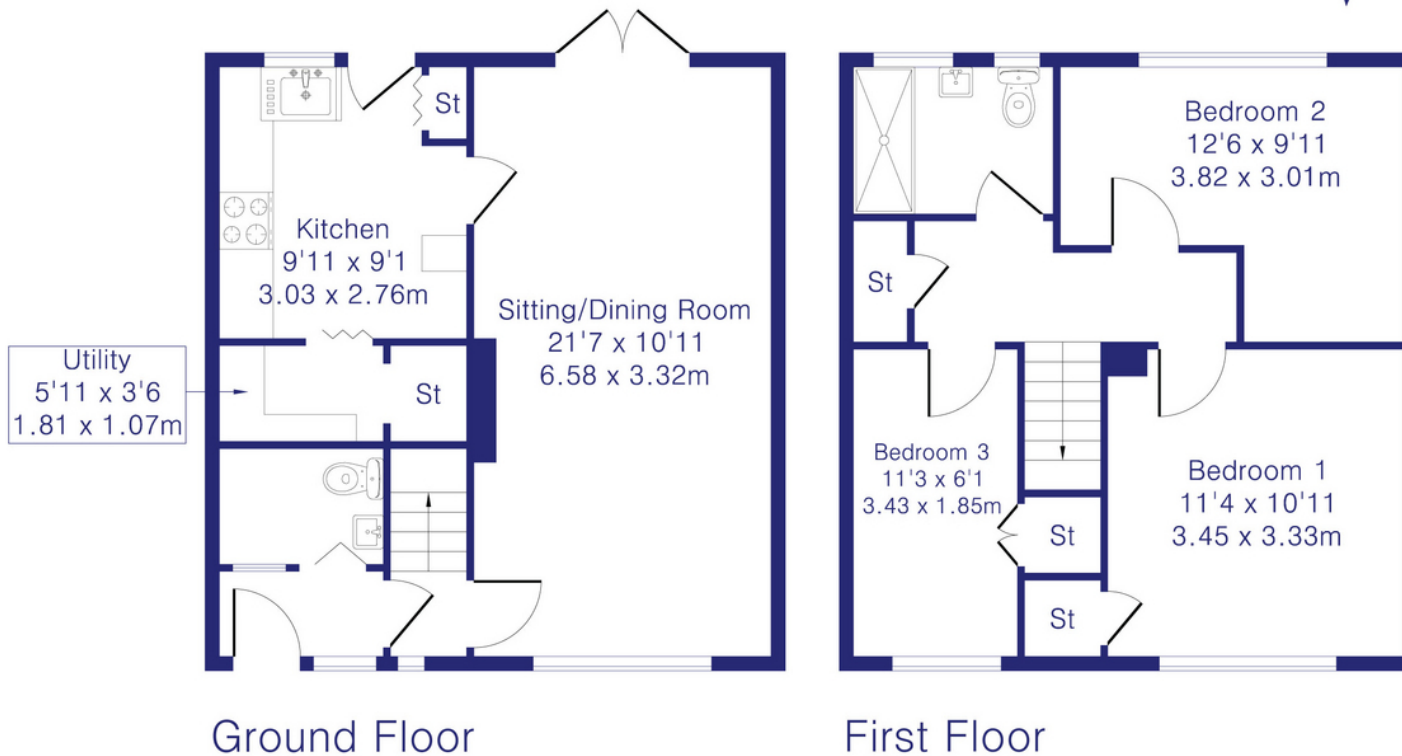
Key Features

- Improved and updated three bedroom house
- Overlooking a pleasant green
- Within easy reach of Bicester North Station and Coopers School
- Light, bright, accommodation
- Many improvements
- Generous sitting room with large windows
- Recently replaced gas boiler
- Ground floor cloakroom
- Viewing highly recommended
- See our website for up-to-date material information.

The Location

The property is pleasantly situated overlooking the green within a popular residential area. Local services are to hand including a parade of shops and the popular Cooper Secondary School. Bicester North Station is within in a ten minutes walk. 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.

Approximate Gross Internal Area 872 sq ft – 82 sq m
Ground Floor Area 436 sq ft – 41 sq m
First Floor Area 436 sq ft – 41 sq m



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