



Cemetery Road, Bicester, OX26 6BB

Guide Price £325,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A fabulous town centre period cottage, beautifully presented and offering, light spacious accommodation. This stylish end terrace cottage has interest and character throughout. There is a large living room with feature fireplaces, one of which has a wood burner, a well planned kitchen and a utility. Both bedrooms are doubles and there is a modern bathroom with a white suite. A lovely secluded courtyard garden.

### MATERIAL INFORMATION

Period cottage of traditional construction. All mains electricity, gas and water is connected. Gas fired central heating to radiators.

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

Mobile phone availability - according to Ofcom - Indoors EE has limited availability, Three, 02 and Vodafone are likely to have availability. For date EE and 02 have limited availability, Three and Vodafone are likely to have availability. Outdoors all service providers are likely to have availability for voice and data.

Flooding according to the government website, there is a very low risk of either flooding from either surface water or rivers.

The property is located in a conservation area.

No parking with the property.

Local Authority - Cherwell District Council - B. EPC - E





## Key Features

- A fabulous terrace cottage
- Quiet town centre location
- Pretty secluded courtyard garden
- Beautifully presented
- Interesting character throughout
- Large living room
- Two good bedrooms
- Viewing highly recommended
- See our website for up-to-date material information.

## The Location

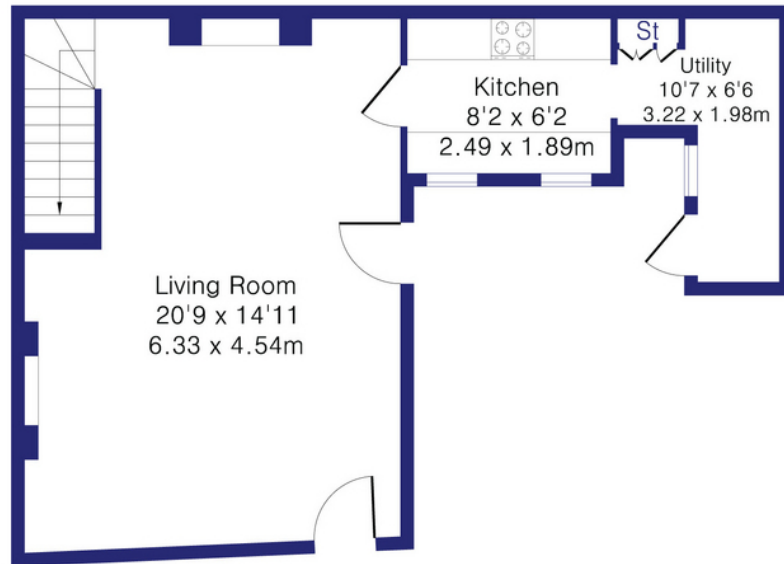
Located in a quiet through road within a stones throw of the church and within 300 yards of the Market place. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 is easily accessible, the towns two mainline railway stations between them 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.

Thomas Merrifield and their clients give notice that:

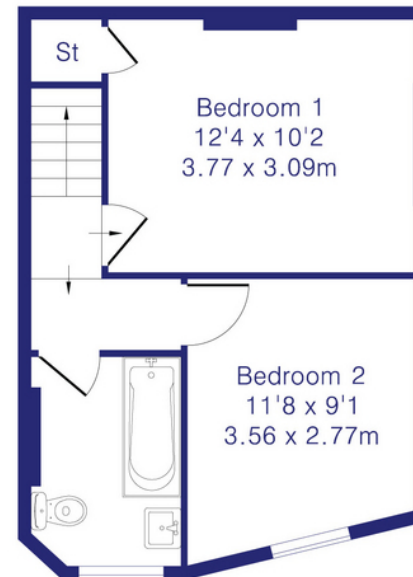
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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.

Approximate Gross Internal Area 745 sq ft – 69 sq m  
Ground Floor Area 420 sq ft – 39 sq m  
First Floor Area 325 sq ft – 30 sq m



Ground Floor



First Floor

**Bicester Office**

39 Market Square, Bicester  
Oxfordshire, OX26 6AG

T 01869 253 253

E [bicester@thomasmerrifield.co.uk](mailto:bicester@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

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