



Lapwing Close, Bicester, OX26 6XR

Guide Price £290,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An excellent two double bedroom house quietly situated in the original Langford Village area, benefitting from a garage and a ground floor cloakroom. No onward chain.

This attractive property provides well thought out accommodation including; an entrance hall, cloakroom, kitchen with a good range of appliances and a large living room with double doors to the rear garden. Both bedrooms are double and the bathroom benefits from a white suite. Gardens to both front and rear as well as a single garage and driveway parking.

MATERIAL INFORMATION

A two bed center terrace house with brick elevations under a pitched and tiled roof. Believed to be built around 30 years ago. Mains, water, drainage, electricity and gas are connected. Heating is gas fired boiler to radiators.

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

Mobile phone availability - according to Ofcom - indoors all providers are likely to have availability for both voice and data. EE and O2 are likely to have availability for voice and limited availability for data. Three is likely to have limited availability for both voice and data.

Outdoors - all its providers are likely to have availability for both voice and data.

Local Authority: Cherwell District Council - C. EPC rating D





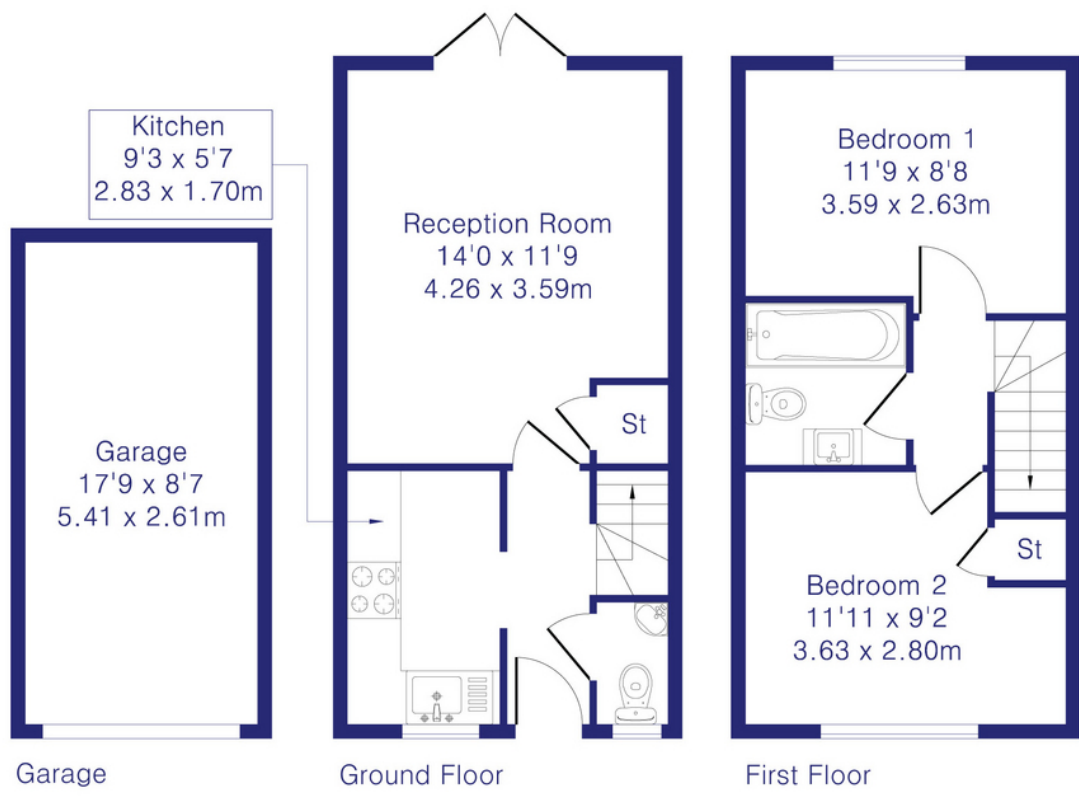
Key Features

- Excellent two bedroom house
- Two double bedrooms
- Ground floor cloakroom
- Spacious living room with double doors to rear garden
- Bathroom with white suite
- Gardens to front and rear
- Driveway parking and garage
- No onward chain.
- See our website for up-to-date material information.

The Location

Quietly situated in a pleasant close within the original Langford area of Bicester. Original Langford is a mature and popular development with a good range of local services including; a well regarded primary school, a parade of shops and a parade of shops. 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 772 sq ft – 66 sq m
 Ground Floor Area 285 sq ft – 26 sq m
 First Floor Area 285 sq ft – 26 sq m
 Garage Area 152 sq ft – 14 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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