



Chestnut End, Bicester, OX26 3XP

Guide Price £360,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A three bedroom detached property with a detached garage and private garden. Ideal for the next custodian to put their own mark and style onto the property. No onward chain. Off the entrance hall there is a cloakroom, sitting room and the kitchen/dining room which leads out to the garden. Upstairs are three bedrooms and a bathroom. In front of the property is a detached garage with driveway parking for two cars. The property has mature gardens which are laid to lawn, a patio and shrub borders with a good degree of privacy. The property is located in a quiet no through road, with easy access to a parade of local shops. The thriving market town of Bicester provides for all your everyday needs including; shops, bars, restaurants, nurseries, schools, doctors, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting, recreational and recruitment possibilities. Gas fired central heating to radiators. The property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom – is up to Ultrafast. Mobile - according to Ofcom - there is limited mobile and data coverage indoors and likely mobile and data coverage outdoors for EE, Three, O2 & Vodafone ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)).

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 - C; EPC. C







## Key Features

- A detached three bedroom property
- On a corner plot in a quiet close
- Ideal for Putting Your Own Mark and Style Onto
- Garden with Good Privacy
- Detached Garage and Two Additional Parking Spaces
- Gas Central Heating
- Close to Primary School and Shops
- See our website for up-to-date material information.

## The Location

Local Shops 0.2m  
Southwold Primary School 500ft  
Bicester Market Square 1.2m  
Oxford Carfax Tower 14m  
London 63.9m  
Bicester North Station (London Marylebone from approx. 50 mins) 0.7m  
Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 1.5m  
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.1m



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.

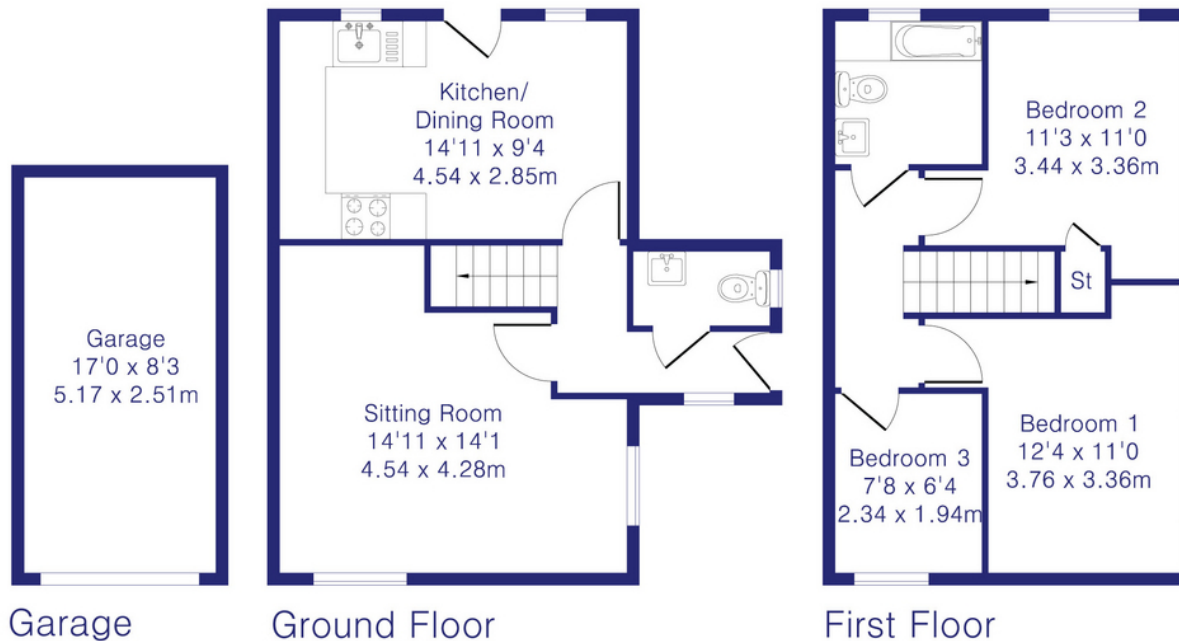
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any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

Approximate Gross Internal Area 882 sq ft – 82 sq m

Ground Floor Area 390 sq ft – 36 sq m

First Floor Area 352 sq ft – 33 sq m

Garage Area 140 sq ft – 13 sq m



Garage

Ground Floor

First Floor

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