



Bernwood Road, Bicester, OX26 6RS

Guide Price £375,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A particularly spacious three bedroom semi-detached house in an excellent central location and offering a beautiful, large south west facing rear garden. This attractive house offers a generous sitting room with wood burning stove, a kitchen/diner, a rear lobby, cloakroom and conservatory on the ground floor. All three bedrooms are well proportioned and there is a first floor bathroom. This traditional house, has a front garden, parking and a beautiful south west facing back garden. Viewing highly recommended.

### MATERIAL INFORMATION

Non-standard construction, unity style house, please check with your proposed lender or professional financial adviser, if you intend to take mortgage finance in order to purchase this property. Further information available from [nonstandardhouse.com/unity-house/](http://nonstandardhouse.com/unity-house/)

The property is connected to mains; electricity, gas, water and drainage. 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 - indoors, O2 and Vodafone are likely to have availability for both voice and data. EE and Three has limited availability for both voice and data. Outdoors all listed providers are likely to have availability for both voice and data.

Local Authority: Cherwell District Council - A; EPC. C





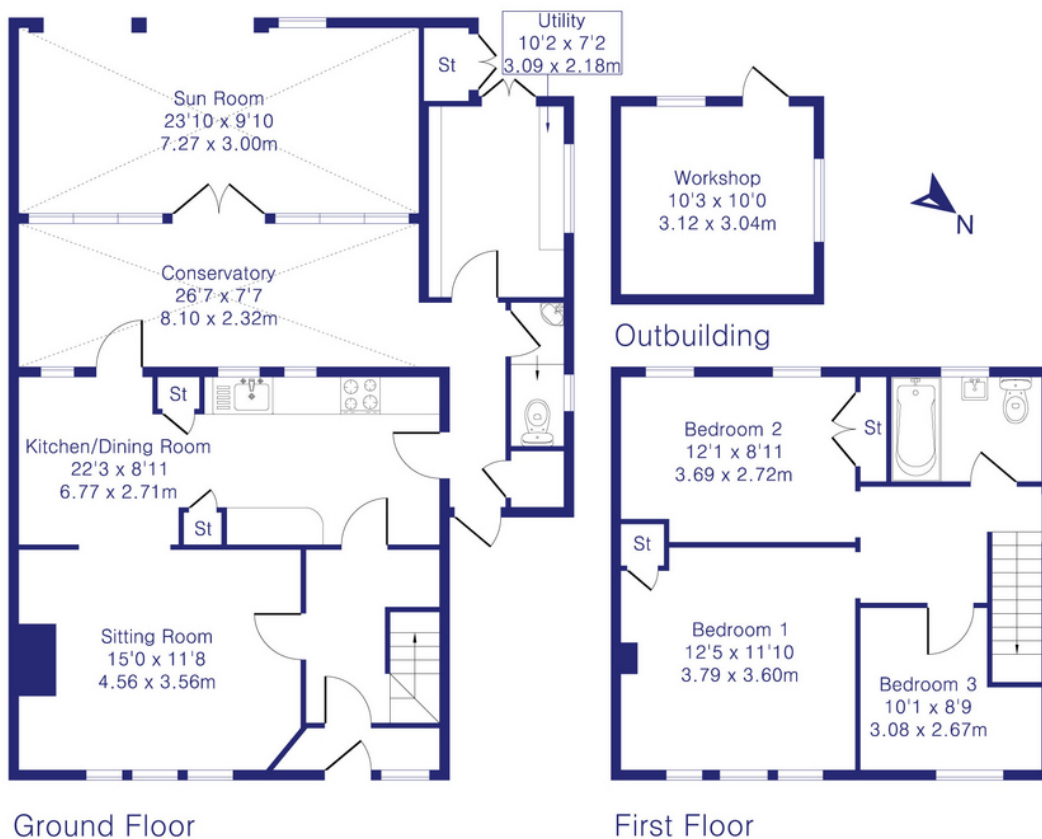
## Key Features

- A substantial three bedroom semi detached house
- Excellent central location
- Generous south west facing rear garden
- Off street parking
- Large sitting room with wood burning stove
- Kitchen/dining room
- Conservatory
- Three proper bedrooms
- Non-standard construction, please see material information
- See our website for up-to-date material information.

## The Location

Situated in a mature area of similar properties just off of Bicester's bustling town centre. Within walking distance are both railway stations and mini shops/amenities. 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 1591 sq ft – 147 sq m  
 Ground Floor Area 1024 sq ft – 95 sq m  
 First Floor Area 465 sq ft – 43 sq m  
 Outbuilding Area 102 sq ft – 9 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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