



Mullein Road, Bicester, OX26 3WE

Guide Price £490,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A detached four bedroom family house with a converted garage providing an additional reception room. Ideally located off the road and close to the school and shops.

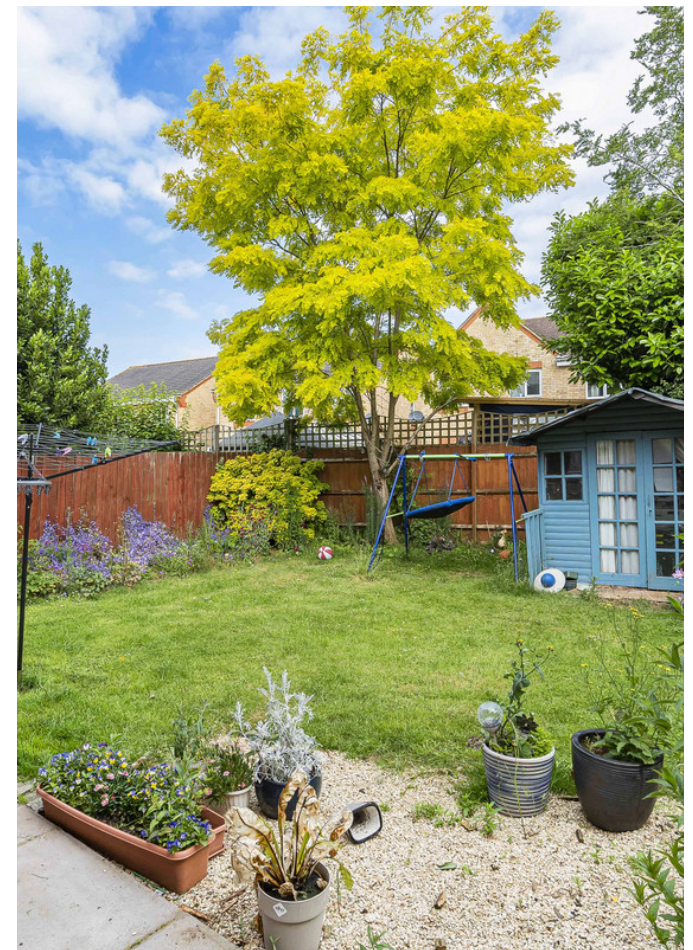
The ground floor has well proportioned accommodation with both a sitting room and separate reception room or study, an open plan kitchen and dining room at the rear. There is also a very handy walk in cupboard off the hall. Upstairs are four bedrooms, three of which are double with an ensuite to the main bedroom and a further good size single bedroom. The family bathroom has a separate shower. The front garden provides parking and in the rear garden there is a lawn, patio and mature shrubs beds

The property is set back off the road on a quiet shared driveway with easy access to a parade of local shops and the school. 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 and recruitment possibilities.

The property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available (checker.ofcom.org.uk). Mobile - According to Ofcom there is likely mobile and data coverage indoors for O2, limited for EE and Vodafone and none for Three and likely mobile and data coverage outdoors for EE, Three, O2 & Vodafone (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. Off street parking for two cars.

Local Authority: Cherwell District Council - E. EPC - C





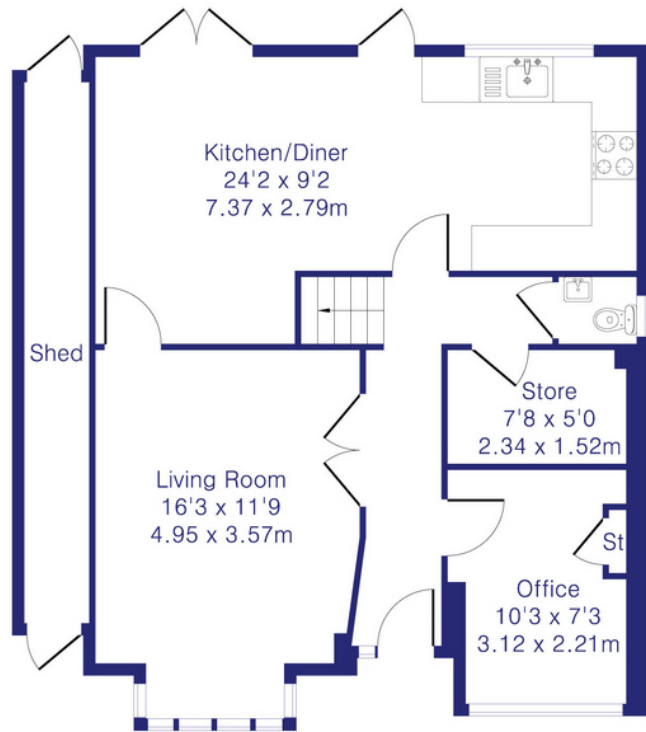
Key Features

- Four Bedrooms
- Sitting Room
- Additional Reception Room
- Open Plan Kitchen Dining
- Two Parking Spaces
- Quiet Position
- Close to School and Shops
- Gas Central Heating to Radiators
- Garden
- See our website for up-to-date material information.

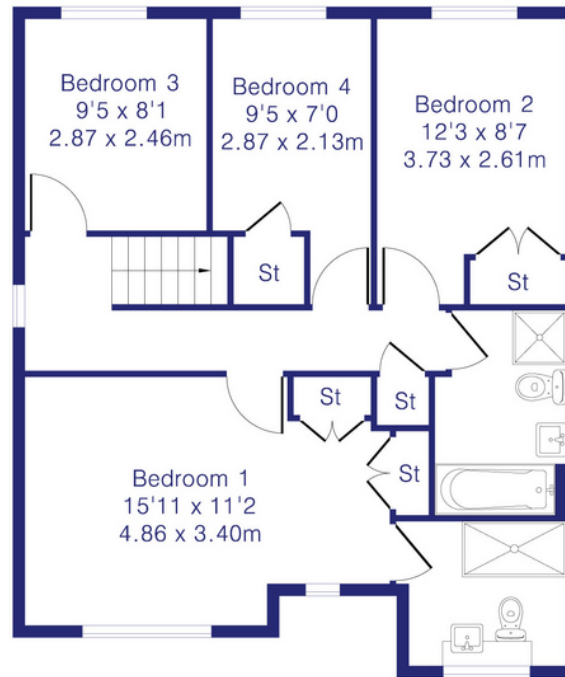
The Location

Local Shops 0.5m
Bicester Market Square 1.4m
Bure Park Primary School 0.4m
Bicester Village 1.8m
Bicester North Station (London Marylebone from approx. 50 mins) 1m
Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 1.7m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.3m
All times and distances are approximate.

Approximate Gross Internal Area 1346 sq ft – 125 sq m
Ground Floor Area 718 sq ft – 67 sq m
First Floor Area 628 sq ft – 58 sq m



Ground Floor



First Floor

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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