



Cypress Gardens, Bicester, OX26 3XT

£430,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented and extended three bedroom detached home finished to a high standard. There is a low maintenance garden, garage and parking. The property is ideally located close to the local shops and primary school. The hallway has a very handy cloakroom. The open plan offset sitting and dining room leads into the extended kitchen at the rear, which is a comprehensive range of fitted wall and base units. All three bedrooms have fitted or built in wardrobes, the main bedroom has an en suite and there is a further family bathroom. To the front there is parking and access to the garage and the rear garden is enclosed and laid to artificial grass with a patio ideal for alfresco entertaining. 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 limited mobile voice and data coverage indoors and likely mobile voice and data coverage outdoors for EE, Three, O2 & Vodafone (checker.ofcom.org.uk). The government portal generally highlights this as a medium surface water flood risk postcode. 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. Bicester provides for all your everyday needs including; shops, amenities, bars, restaurants, nurseries, schools, doctors, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting, recreational and recruitment possibilities.

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





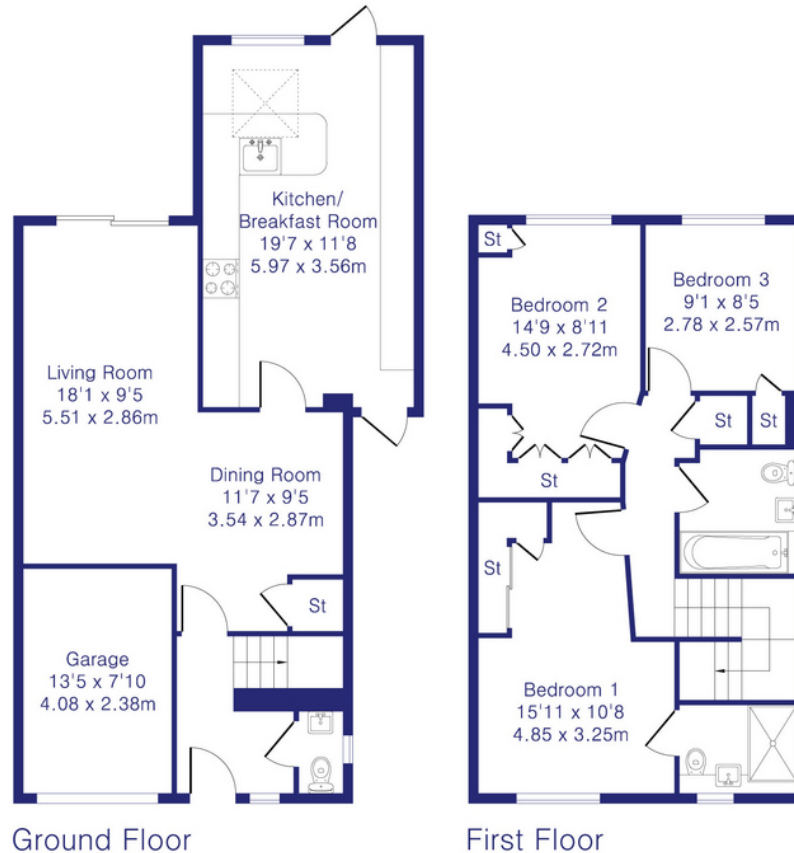
Key Features

- Beautifully Presented
- Three Bedrooms
- Sitting/Dining Room
- Fitted Kitchen with Wall and Base Units
- Cloakroom, En Suite and Family Bathroom
- Gas Fired Central Heating to Radiators.
- Two Parking Spaces and a Garage
- Low Maintenance Garden
- Quiet Close
- See our website for up-to-date material information.

The Location

Local Shops
Bicester Market Square
Oxford Carfax Tower
Bicester Village
London
Bicester North Station (London Marylebone from approx. 50 mins)
Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins)
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge

Approximate Gross Internal Area 1190 sq ft – 111 sq m
Ground Floor Area 666 sq ft – 62 sq m
First Floor Area 524 sq ft – 49 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.

Bicester Office
39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253
E bicester@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

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