



Kestrel Way, Bicester, OX26 6YA

Guide Price £350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A recently redecorated three bedroom semi detached house with a garage, parking and private rear garden. Ideally located in a quiet corner of the close.

Entering into the hall there is; a sitting room and a kitchen/dining room at the rear leading out to the garden. On the first floor there are three bedrooms and a modern family bathroom. Outside the rear garden has a patio and lawn and at the front there is a lawn and a flower bed. There is a garage with parking in front.

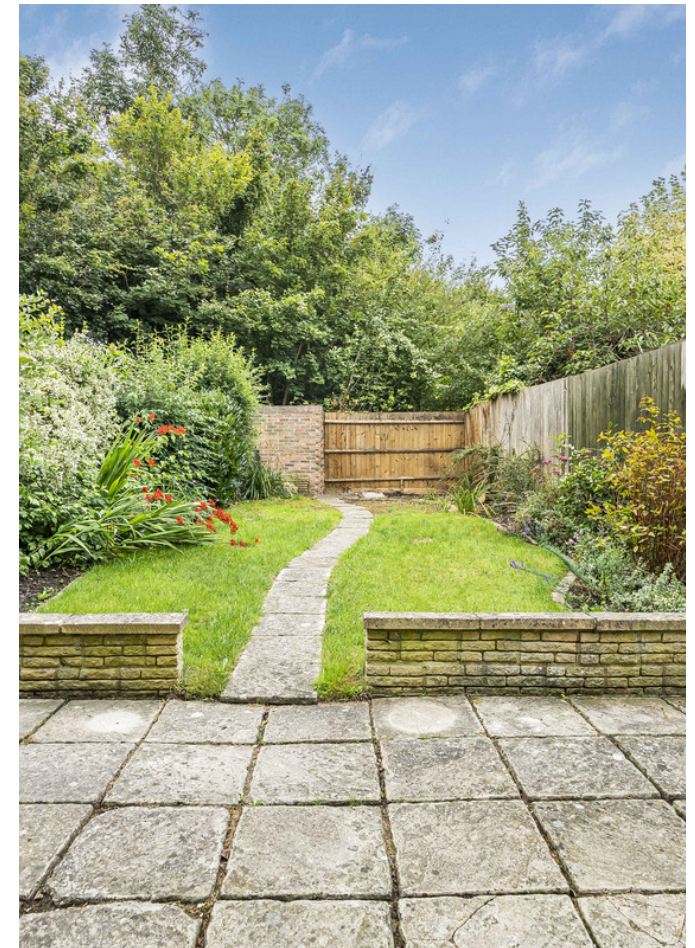
The property is connected to mains electricity, gas, water and drainage.

Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available 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). 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

The property is located in the corner of a quiet no through road with easy access to a parade of local shops. 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.





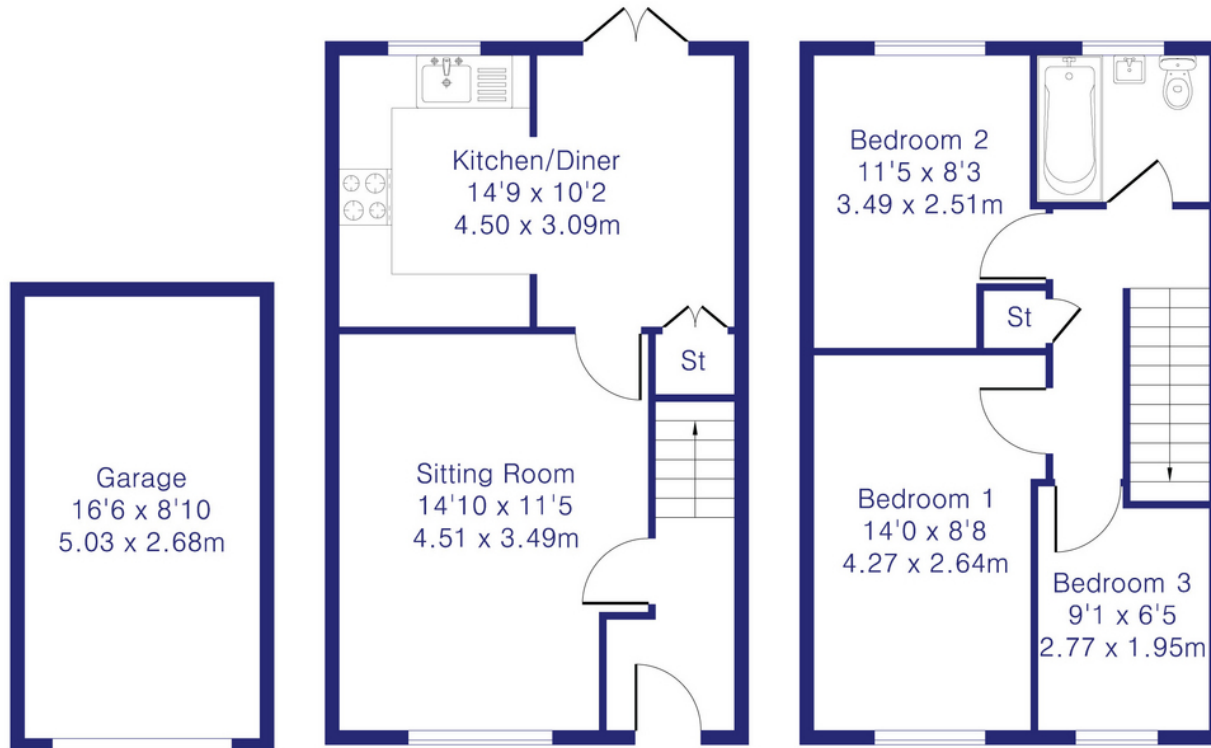
Key Features

- Three Bedrooms
- Kitchen/Dining Room
- Private Garden
- Quiet Corner
- Garage and a Parking Space
- Gas Fired Central Heating to Radiators.
- Recently Redecorated
- Close to Shops and Amenities
- See our website for up-to-date material information.

The Location

Local Shops 0.5m
Bicester Market Square 1.0m
Bicester Village 1.1m
Bicester Village Station (London Marylebone from 51 mins,
Oxford from approx. 17 mins) 0.7m
Bicester North Station (London Marylebone from approx. 50
mins) 1.5m
Manorsfield Road Bus and Coach Station to Oxford,
Buckingham, Milton Keynes and Cambridge 1.2m
All times and distances are approximate.

Approximate Gross Internal Area 889 sq ft – 83 sq m
Ground Floor Area 372 sq ft – 35 sq m
First Floor Area 372 sq ft – 35 sq m |
Garage Area 145 sq ft – 13 sq m



Garage

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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