



Robins Way, Bicester, OX26 6XJ

Guide Price £395,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented, bright and airy three bedroom semi detached house with a garage and parking. No onward chain. Situated in a quiet close with easy access to the local shops, school, Bicester Village and the town centre.

Off the hall are stairs to the first floor and a very handy cloakroom. The sitting room has a fireplace and leads into the refitted kitchen and dining room. In the kitchen there are modern wall and base units and French doors out to the garden. New flooring has been fitted to the downstairs and up the stairs. There are two double and a single bedroom along with a bathroom. Outside the front garden is laid to lawn and the garage has an electric up and over door and remote control with driveway parking. The rear garden has patios and a lawn.

The property is connected to mains electricity, gas, water and drainage. The property has had a new boiler and radiators fitted in the last five months. Broadband - according to Ofcom, up to 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. D. EPC - C

The property is in 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, schools, doctors, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting, recreational and recruitment possibilities.





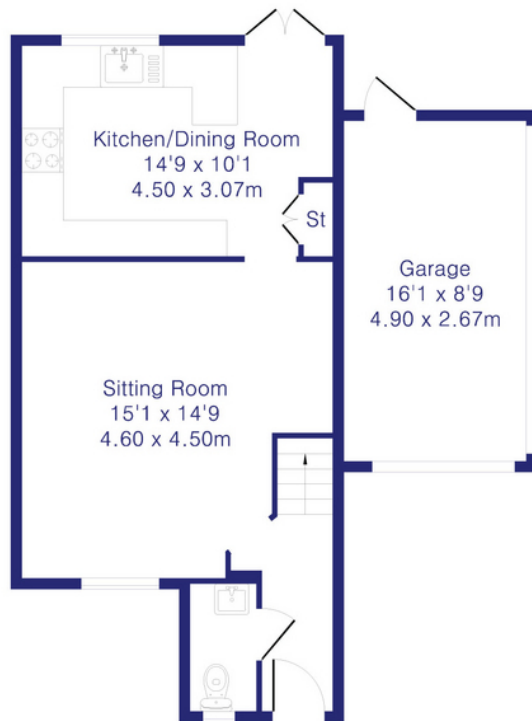
Key Features

- Three bedrooms
- Sitting Room
- Refitted kitchen and dining room
- Bathroom
- Additional Front Garden
- Attractive Rear Garden
- Garage and Parking
- End of a Quiet and Desirable Close
- No Onward Chain
- See our website for up-to-date material information.

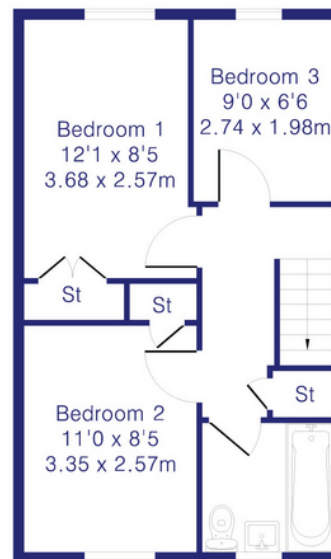
The Location

Local Shops 0.4m
 Bicester Market Square 0.8m
 Bicester Village 0.9m
 Bicester North Station (London Marylebone from approx. 50 mins) 1.2m
 Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 0.5m
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 0.9m
 All times and distances are approximate.

Approximate Gross Internal Area 926 sq ft – 86 sq m
Ground Floor Area 557 sq ft – 52 sq m
First Floor Area 369 sq ft – 34 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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