



Heron Drive, Bicester, OX26 6YZ

Guide Price £300,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

An absolutely exceptional two bedroom end terrace house, in a highly desirable original Langford area. This stunning two bed has been meticulously updated and improved to provide a great home. Improvements include; an outstanding kitchen, a beautifully refitted bathroom, replastered ceilings, updated electrical installation, modern boiler, quality flooring and replacement double glazing. No onward chain. The beautifully fitted kitchen, is sold together with fitted appliances including; fridge/freezer, double oven, dishwasher, washing machine and five ring burner. The living rooms is light and bright with double doors opening to the rear garden. On the first floor there are two bedrooms including the master which has an ensuite shower and sink. The main bathroom has also been stylishly refitted. Outside there are gardens to the front and rear as well as parking to the side of the house.

### MATERIAL INFORMATION

An end of terrace, two bedroom house probably built approximately 30 years ago. The property was connected to mains electricity, gas, water and drainage. The 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 - all services providers are likely to have limited availability. Outdoors all providers are likely to have availability. Local Authority - Cherwell District Council - C. EPC - D







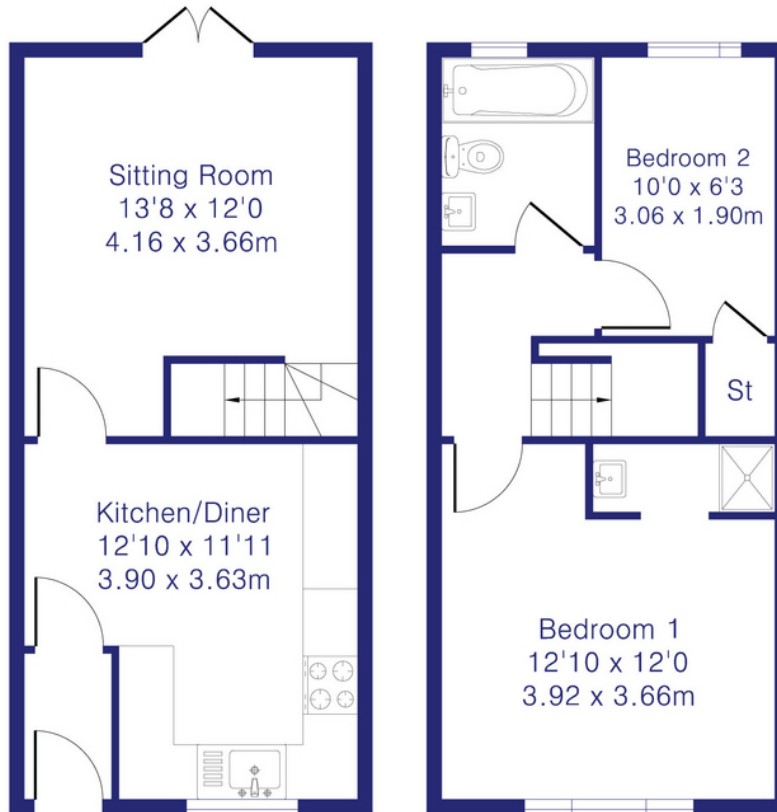
## Key Features

- A truly exceptional two bedroom end terrace house
- Original Langford location
- Improved and updated throughout.
- Stunning refitted kitchen
- Beautiful refit to bathroom and ensuite
- Replastered ceiling and high quality flooring
- Gardens and parking
- No onward chain
- See our website for up-to-date material information.

## The Location

Located in an excellent position within the highly desirable original Langford area. Langford Village provides; a primary school, a parade of shops and a public house. 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 642 sq ft – 60 sq m  
Ground Floor Area 321 sq ft – 30 sq m  
First Floor Area 321 sq ft – 30 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.

**Bicester Office**

39 Market Square, Bicester  
Oxfordshire, OX26 6AG

T 01869 253 253

E [bicester@thomasmerrifield.co.uk](mailto:bicester@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

THOMAS  
MERRIFIELD  
SALES LETTINGS