



Reedmace Road, Bicester, OX26 3WN

Guide Price £285,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An exceptional two bedroom, freehold property with its own garage, ensuite bathroom to master bedroom, further shower room and a lovely large living room. This highly individual and thoughtfully designed property is to be viewed to be appreciated. The ground floor offers; the second bedroom or study, shower room and a hallway with stairs rising to the first floor. On the first floor there is a large L shaped living room/dining room, a sizeable kitchen with an excellent range of wall and base units, and the main bedroom which has an ensuite bathroom. In addition to the garage there is also parking.

MATERIAL INFORMATION

A two bedroom end of terrace, freehold property. Mains electricity, gas, water and drainage are connected. Radiator heating from gas fired boiler. Broadband availability - according to Ofcom - all broadband speeds up to and including Ultrafast are available. Mobile phone availability - according to Ofcom - all providers have limited availability for both voice and data with the exception of 02 which is likely to have voice coverage. Outdoors all service providers are likely to have availability. Local Authority: Cherwell District Council - C. EPC - C





Key Features

- Exceptional two bedroom freehold property
- Excellent Bure Park location
- Light and spacious living accommodation
- Ensuite to master bedroom
- Separate shower room
- Garage with parking
- Viewing highly recommended
- See our website for up-to-date material information.

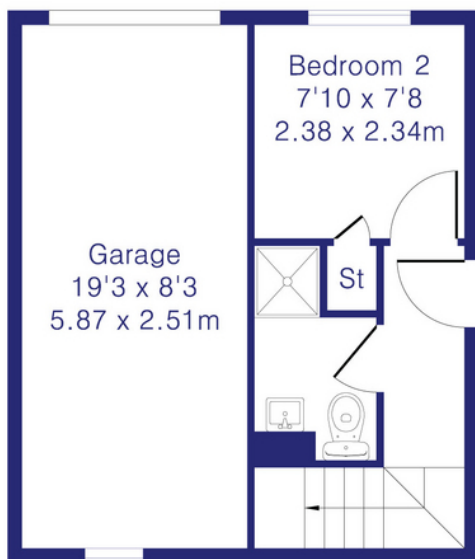
The Location

Ideally located in the highly popular Bure Park development. This property is within easy walking distance of the primary school and on the other side of the road from the local centre where there are shops and a public house. Bicester North railway station is approximately 0.6 miles. 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.

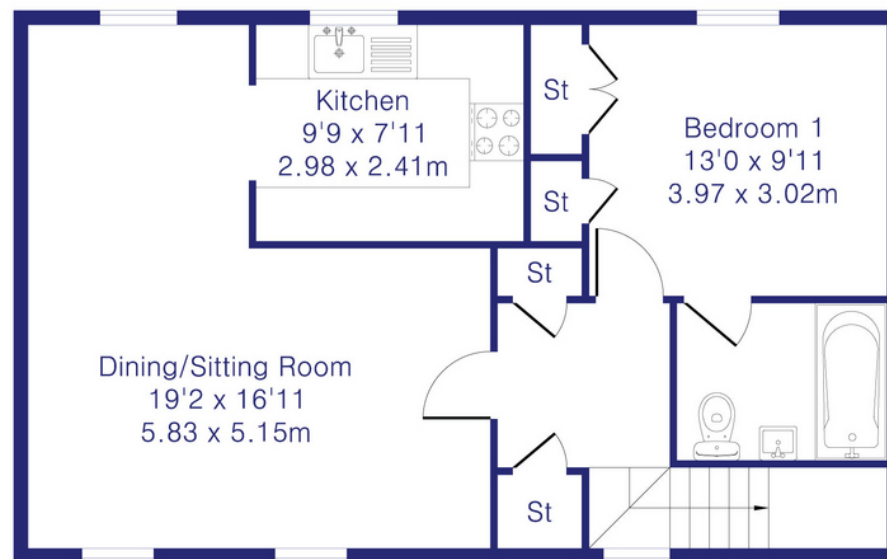
Approximate Gross Internal Area 910 sq ft - 85 sq m

Ground Floor Area 309 sq ft – 29 sq m

First Floor Area 601 sq ft – 56 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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