



24 Vulcan View, Bicester, OX26 4AD

Guide Price £470,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A spacious and very well presented four bedroom linked semi-detached house over three floors with good size garden. The property is located in quiet close with great communication links and easy access onto the ring road and into Bicester town centre.

From the hall there are the stairs to the first floor, a kitchen with a small breakfast area, a cloak room and the sitting room with French doors out to the rear garden. On the first floor there are two very good size double bedrooms, one with fitted wardrobes and a further good size single bedroom. On the second floor there is a principal bedroom with fitted wardrobes and ensuite. Outside the lawned front garden is flanked by a driveway with parking for three cars and the spacious private rear garden is laid predominantly to lawn with a decked patio.

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 and recreational possibilities.

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](http://checker.ofcom.org.uk)). Mobile – According to Ofcom there is likely mobile voice coverage indoors for O2 & Vodafone and limited for EE & Three and likely data coverage for O2 & Vodafone and limited for EE & Three and likely mobile and data coverage outdoors for EE, Three, O2 & Vodafone ([checker.ofcom.org.uk](http://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.







## Key Features

- Four Bedroom Property in a Quiet Close
- Sitting Dining Room
- Kitchen Breakfast Room
- 2nd Floor Principal Bedroom with Wardrobe and En Suite
- Three Parking Spaces
- Good Size Garden
- Great Communication Links
- Gas Central Heating
- See our website for up-to-date material information.

## The Location

Local Shops 0.4m  
 Bicester Market Square 1.4m  
 Bicester Village 1.7m  
 Bicester North Station (London Marylebone from approx. 50 mins) 1.4m  
 Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 1.6m  
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.5m  
 All times and distances are approximate.

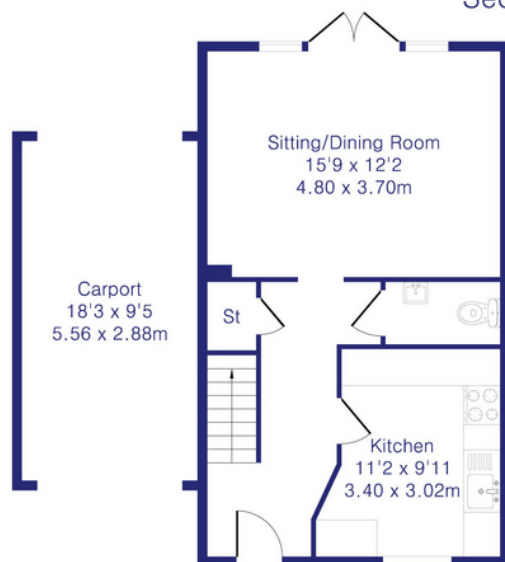


**Approximate Gross Internal Area 1359 sq ft - 127 sq m**

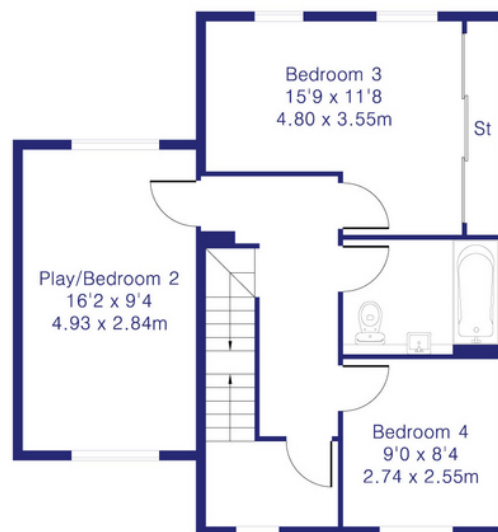
Ground Floor Area 428 sq ft – 40 sq m

First Floor Area 587 sq ft – 55 sq m

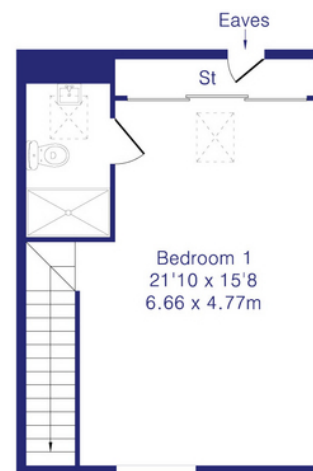
Second Floor Area 344 sq ft – 32 sq m



Ground Floor



First Floor



Second 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