



16 Mullein Road, Bicester, OX26 3WE

Guide Price £550,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented, bright and airy four bedroom detached house, ideally located off a quiet drive shared with four other houses at the end of the close. There is a footpath to the local school, shops and amenities opposite.

Off the hall there is a cloakroom, stairs and a triple aspect sitting room with French doors out to the garden. The fitted kitchen leads into the open plan dining room also with French doors out to the garden. The utility room is off the kitchen. The principal bedroom has fitted wardrobes and an ensuite shower room. There are two further double bedrooms again with built in wardrobes and a single bedroom along with a family bathroom. The front and side gardens are low maintenance with shrubs. The rear garden offers a good degree of privacy and has a decked patio, lawn, paving and a side gate leading to the two parking spaces in front of the detached single garage

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). Mobile – According to Ofcom there is limited mobile voice and data coverage indoors for EE, Three, O2 & Vodafone and likely o mobile 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 - E. EPC - C





Key Features

- A well Presented, Four Bedroom property
- Triple Aspect Sitting Room
- Open Plan Kitchen and Dining Room
- Utility Room
- Cloakroom, Bathroom and Ensuite
- Detached Single Garage and Two Parking Spaces
- Private Enclosed Rear Garden
- Quiet Private Position
- Gas central Heating to Radiators
- See our website for up-to-date material information.

The Location

Local Shops 0.5m
 Bicester Market Square 1.4m
 Bicester Village 1.9m
 Bicester North Station (London Marylebone from approx. 50 mins)
 Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 1.7m
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.3m
 All times and distances are approximate.



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.

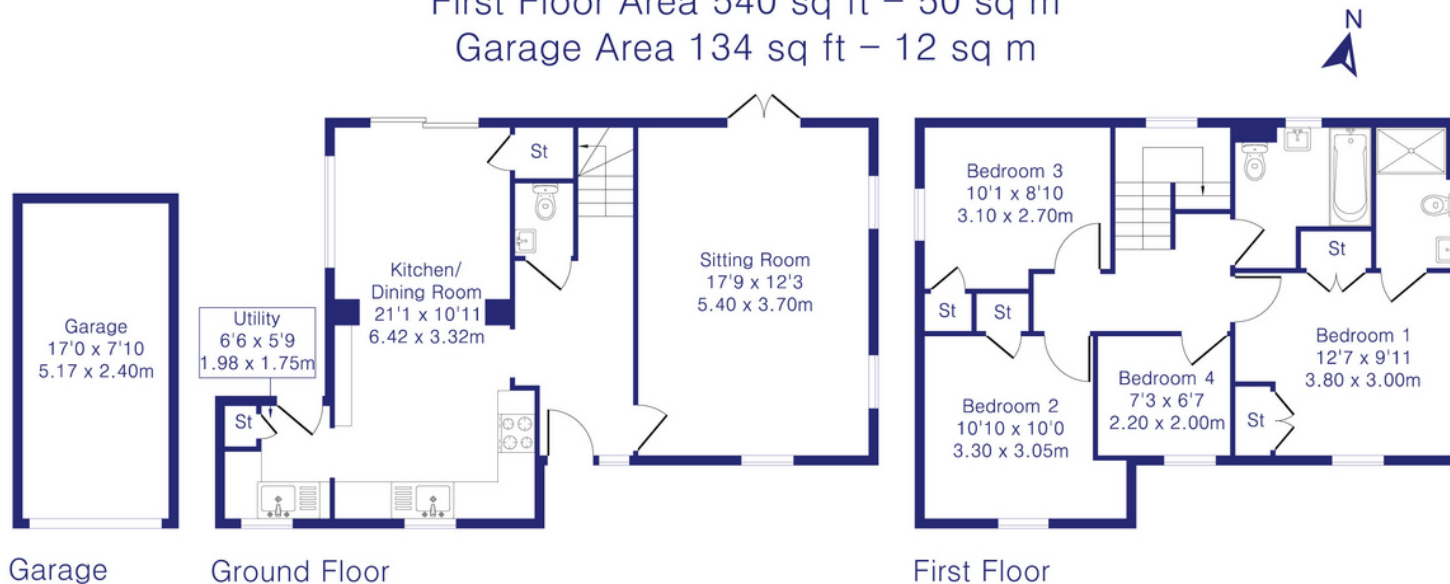
The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Approximate Gross Internal Area 1254 sq ft - 115 sq m

Ground Floor Area 580 sq ft – 53 sq m

First Floor Area 540 sq ft – 50 sq m

Garage Area 134 sq ft – 12 sq m



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