



27 Bryony Road, Bicester, OX26 3ZB

Guide Price £475,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A stylish four bedroom semi-detached house, with two ensembles. Located in the highly popular Bure Park area. This most attractively presented property offers excellent family accommodation. On the ground floor there is an entrance hall and cloakroom with a large dual aspect sitting/dining room having double doors to the rear garden. There is a smart kitchen and a separate utility room which gives access to the single garage. All bedrooms are on the first floor with two of them being ensuite. To the front the property has ample parking, whilst to the rear there is a well enclosed south-east facing garden. Viewing highly recommended.

AGENTS NOTES

A four bedroom semi detached house of traditional construction. Mains; gas, electricity, water and drainage. Heating gas fired central heating to boiler.

Broadband - according to Ofcom - all broadband speed up to and including Ultrafast is available.

Predicted Mobile Phone availability - according to Ofcom - indoors all service providers are predicted to have limited availability for both voice and data, with the exception of 02 who are likely to have voice coverage indoors. Outdoors all service providers are likely to have availability for voice and data.

Local Authority: Cherwell District Council - D. EPC - D





Key Features

- A stylish four bedroom semi detached house
- Excellent Bure Park location
- Two ensuites
- Attractively presented
- Large living/dining room
- Separate utility room
- Garage and parking
- South east facing rear garden
- Convenient to all amenities
- See our website for up-to-date material information.

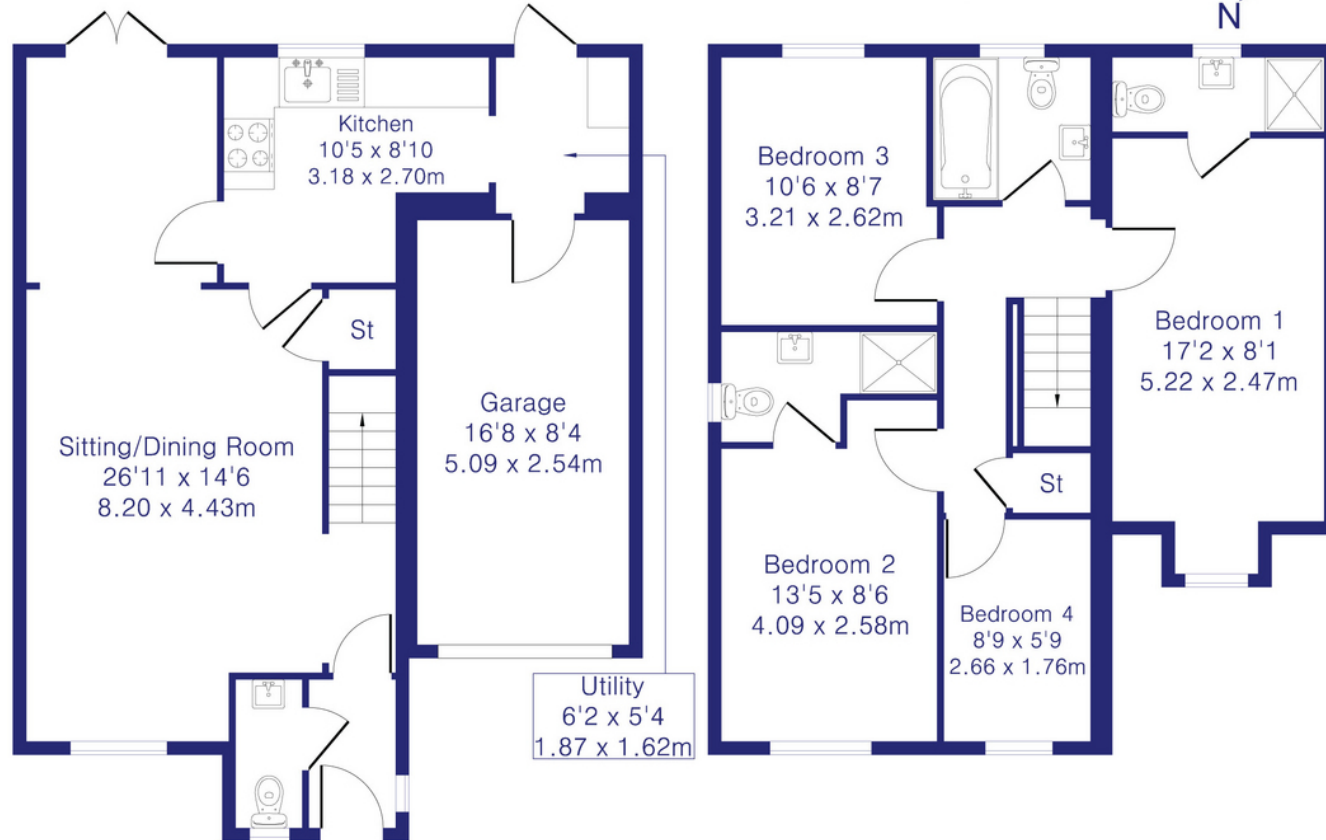
The Location

Enjoying a pleasant situation within the highly popular Bure Park area. Bure Park offers primary and nursery schools, 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 are easily accessible, the town's two mainline railway stations, between them, provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town caters for all everyday needs as well as offering extensive recreational and employment opportunities.

Approximate Gross Internal Area 1190 sq ft - 111 sq m

Ground Floor Area 625 sq ft – 58 sq m

First Floor Area 565 sq ft – 53 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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