



6 Woodpiece Road, Bicester, OX25 1PJ

Guide Price £295,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious two double bedroom semi-detached home with parking. located in a quiet road close in this conveniently located village.

Off the hall there is a sitting room with exposed floorboards and an open fire. The kitchen/dining room which runs the width of the house with fitted units and a door to the side.

Upstairs there are two double bedrooms and a family bathroom. Outside the front garden is laid to gravel and flanked by a driveway providing parking for up to 4 cars, with access to the rear garden which is laid to lawn with a patio and outside store.

Bicester provides for all your everyday needs including a wealth of shops, amenities, bars, restaurants, nurseries, primary and secondary schools, doctors' surgeries, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting facilities clubs, associations and recreational possibilities.

The property is connected to mains electricity, water and drainage, there is mains gas in the road. Broadband - according to Ofcom Superfast broadband is available (checker.ofcom.org.uk). Mobile – According to Ofcom there is limited mobile voice coverage indoors for EE, O2 & Vodafone with none for Three and limited data coverage indoors EE, with none for Three, O2 & Vodafone and likely 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. The garden shed/garage has a roof of sheet material which is/may be asbestos. This is considered to be safe if left undisturbed. Local Authority: Cherwell District Council - B. EPC - D





Key Features

- Two Spacious Bedrooms
- Sitting Room
- Kitchen Dining Room
- Oil Fired Central Heating to Radiators
- Outside Store
- Off Street Parking for up to four cars
- Gardens
- Open Fireplace
- Close to Village Shop
- See our website for up-to-date material information.

The Location

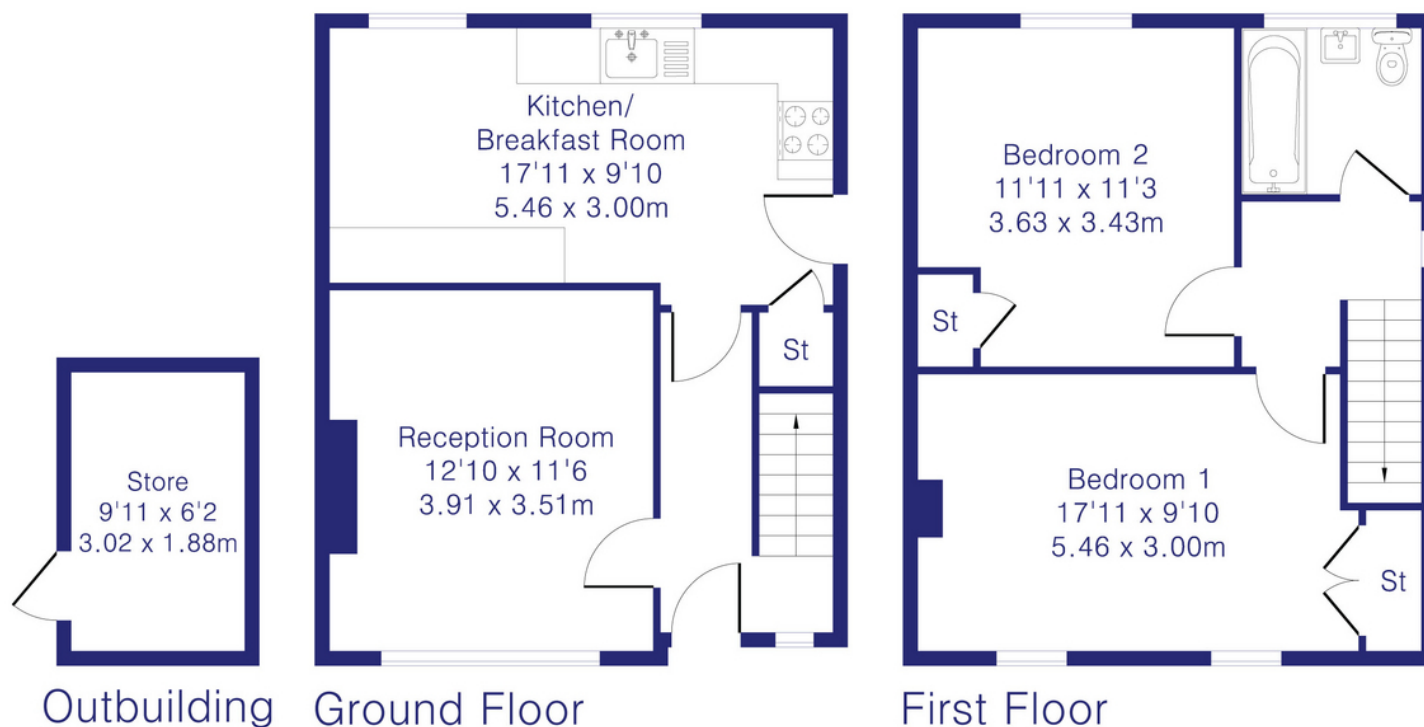
Local Shops 440ft (approx.)
 Bicester Market Square 4.2m
 Oxford Carfax Tower 15m
 Bicester Village 4.6m
 Bicester North Station (London Marylebone from approx. 50 mins) 5.3m
 Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 4.2m
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 4.4m
 All times and distances are approximate.

Approximate Gross Internal Area 850 sq ft - 79 sq m

Ground Floor Area 392 sq ft – 36 sq m

First Floor Area 397 sq ft – 37 sq m

Outbuilding Area 61 sq ft – 6 sq m



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

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD

SALES LETTINGS