



27 Germander Way, Bicester, OX26 3WB

Guide Price £435,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An excellent three bedroom detached house in the highly desirable Bure Park area. This beautifully designed house, offers spacious accommodation including three particularly good bedrooms, the master of which is ensuite. On the ground floor there is a spacious living room and a generous kitchen/diner with a range of fitted appliances and double doors on to the south facing rear garden. As well as the single garage, there is good driveway parking and the back garden enjoys a very sunny aspect. Viewing highly recommended.

MATERIAL INFORMATION

A traditionally constructed three bedroom detached house probably built around 25 years ago. Mains electricity, gas, water and drainage are connected. Heating gas fired boiler to radiators.

Broadband - according to Ofcom - all broadband speeds up to and including Ultrafast are available, with fibre to the house.

Predicted mobile phone availability - according to Ofcom - EE and Vodafone are predicted to have limited availability for both voice and data. 02 is likely to have coverage for voice and has limited availability for data, according to Ofcom predictions. Three has no availability for voice or data indoors. Outdoors all service providers are likely to have availability for both voice and data.

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





Key Features

- An excellent three bedroom detached house
- Large light living room
- Super bright kitchen/dining room
- Bure Park location
- Three large bedrooms
- Ensuite to master bedroom
- Driveway and garage
- South facing rear garden
- Viewing highly recommended
- See our website for up-to-date material information.

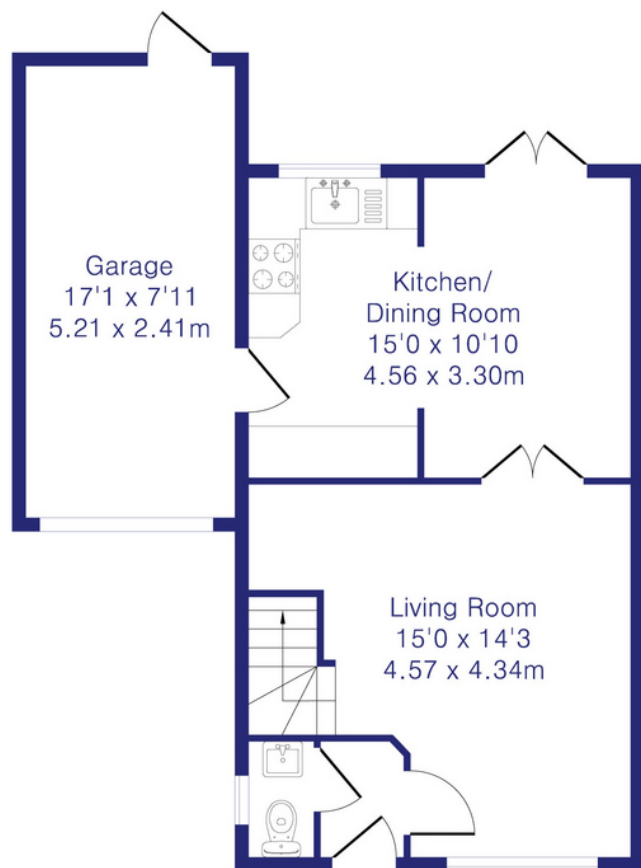
The Location

Enjoying an excellent position within the highly popular Bure Park area. Bure Park is an attractive area with; primary school and nursery, parks, playing fields, 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.

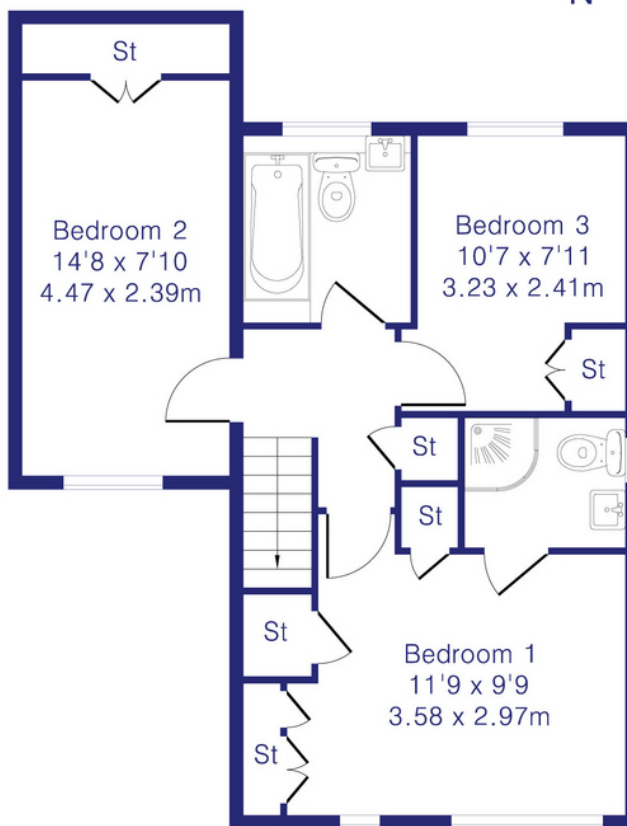
Approximate Gross Internal Area 1066 sq ft - 98 sq m

Ground Floor Area 533 sq ft – 49 sq m

First Floor Area 533 sq ft – 49 sq m



Ground Floor



First Floor

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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.

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