



7 Corncrake Way, Bicester, OX26 6UF

Guide Price £475,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A three/four bedroom detached family home with bright, flexible accommodation over three floors. The property is ideally located for access to town centre, Bicester Village and rail station.

In the hall are stairs, a cloakroom, the fourth bedroom or study and the kitchen/dining room. The kitchen has been refitted and the dining area has patio doors leading to a conservatory. The first floor has a dual aspect sitting room, the third double bedroom. On the second floor both the bedrooms are double with an ensuite to the principal bedroom and a family bathroom. The front garden is low maintenance and enclosed by railings. A shared driveway leads to the rear, the garage and a parking space and the rear garden is gravelled with patios and paving.

The property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, up to Ultrafast broadband are available. Mobile – According to Ofcom there is likely mobile voice coverage indoors for O2 and limited for EE, Three, & Vodafone and limited data coverage indoors EE, 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. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have noted the presence Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere..



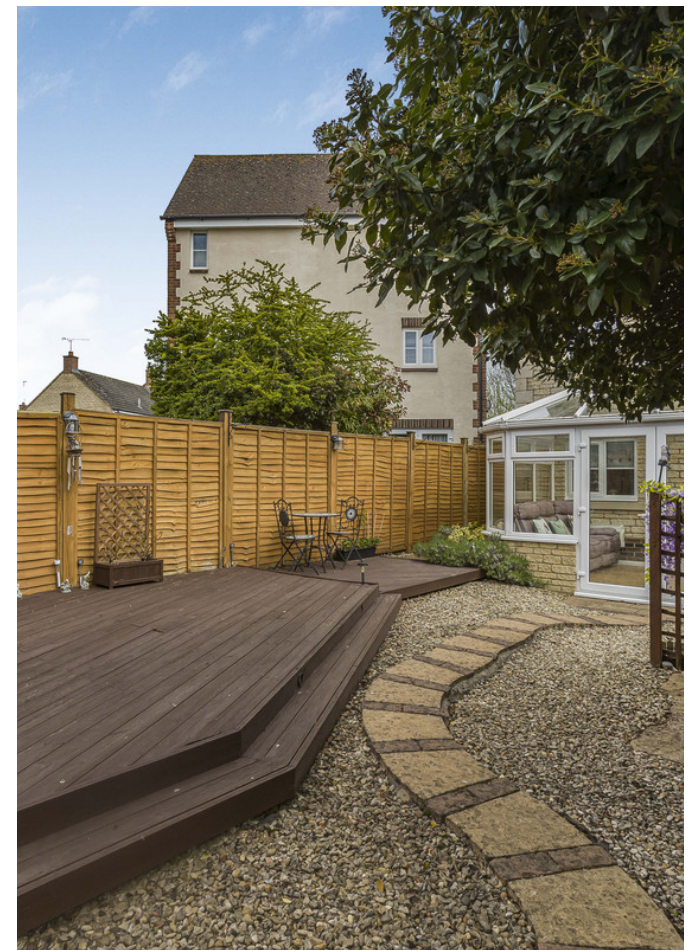


Key Features

- Three of Four Bedrooms
- Bedroom Four or Study
- First Floor Sitting Room
- Recently Refitted Kitchen and Dining Room
- Conservatory
- Garage and Parking Space
- Low Maintenance Gardens
- Quiet Position Overlooking a Green Open Space
- Gas Central Heating to Radiators
- No Onward Chain

The Location

Local Shops 0.4m.
 Bicester Market Square 0.5m.
 Bicester Village 0.8m.
 Bicester North Station (London Marylebone from approx. 50 mins) 1.1m.
 Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 0.6m.
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 0.7m.
 All times and distances are approximate.



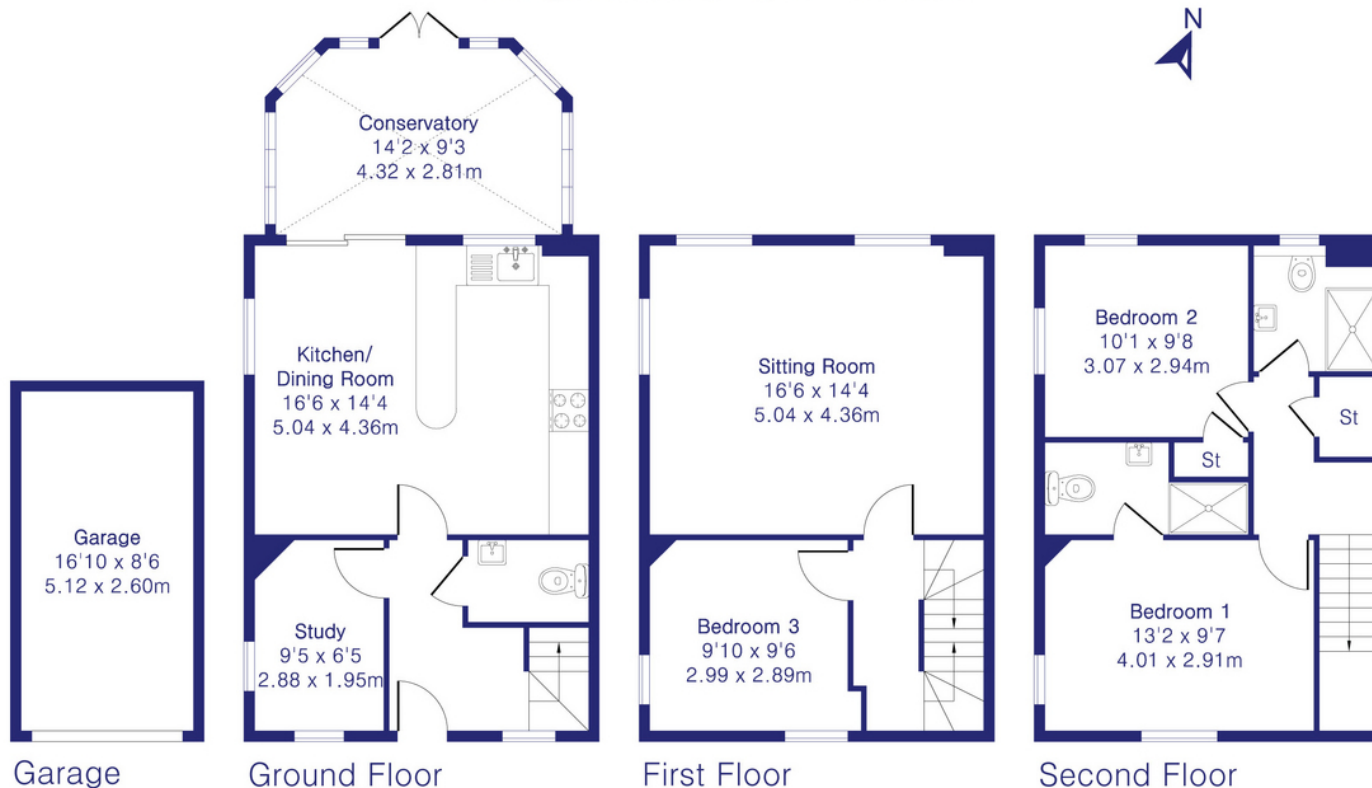
Approximate Gross Internal Area 1465 sq ft - 136 sq m

Ground Floor Area 528 sq ft – 49 sq m

First Floor Area 397 sq ft – 37 sq m

Second Floor Area 397 sq ft – 37 sq m

Garage Area 143 sq ft – 13 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

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