



39 Bucknell Road, Bicester, OX26 2DG

Guide Price £475,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A particularly spacious four bedroom semi-detached house with large south west facing gardens, located in a convenient and desirable area. Extended, updated and lovingly maintained this mature property offers exceptional family accommodation. There is a large living room with double doors to the south west facing rear garden, a separate dining room, a large refitted kitchen and a ground floor cloakroom. All of the bedrooms are well proportioned including a particularly large master bedroom with ensuite. The house benefits from an array of PV solar panels making it very energy efficient for a property of its age. There is a front garden with driveway parking and an oversized garage. The rear garden is a particular feature of the property, because of its size, privacy and south westerly aspect.

### AGENTS NOTES

A traditionally constructed semi-detached house, subsequently extended to four bedrooms. 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.

Predicted mobile phone availability - according to Ofcom - for voice Three and 02 are likely to have availability, EE and Vodafone are reported to having limited availability. For data Three is likely to have availability, other service providers are predicted to have limited availability. Outdoors all service providers are likely to have availability.

Local Authority: Cherwell District Council - C. EPC rating - C.







## Key Features

- Particularly spacious four bedroom semi-detached house
- Large south-west facing garden
- Convenient and desirable area
- Extended and updated
- Two separate reception rooms
- Refitted kitchen
- Four good bedrooms, plus master is ensuite
- Oversized garage
- PV solar panels
- Convenient to stations

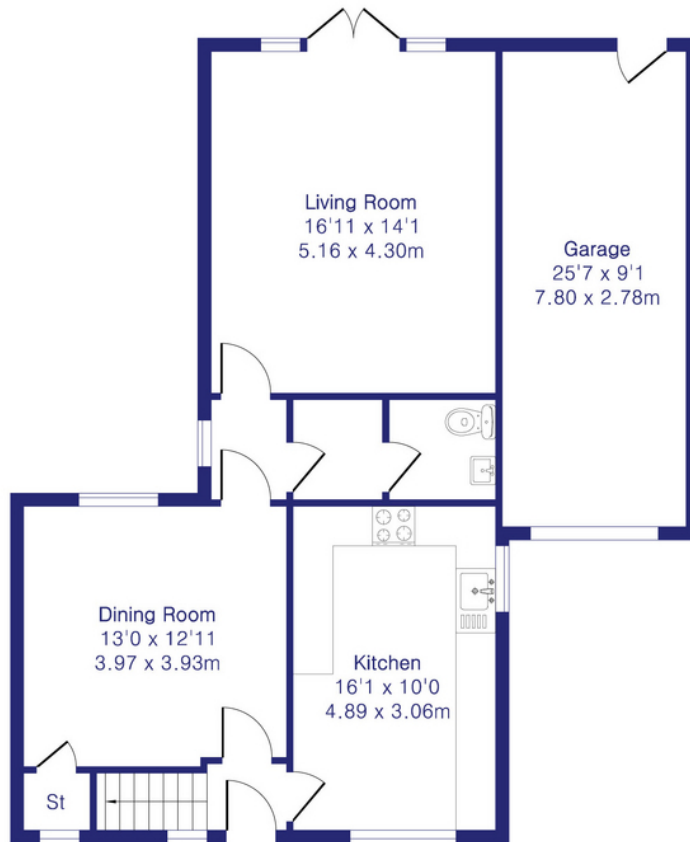
## The Location

Situated on a mature residential road approximately half a mile from the town centre and Bicester North Station. 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.

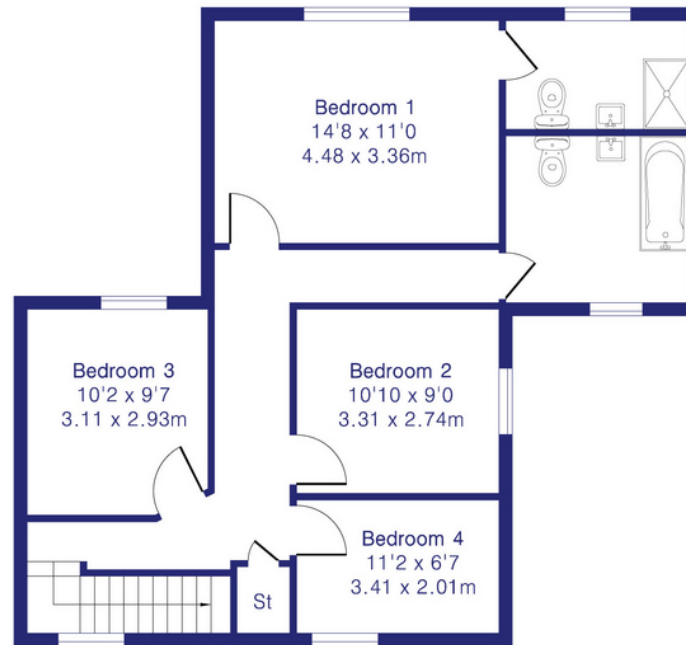
**Approximate Gross Internal Area 1625 sq ft - 151 sq m**

Ground Floor Area 916 sq ft – 85 sq m

First Floor Area 709 sq ft – 66 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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