



58 Mallards Way, Bicester, OX26 6WT

Guide Price £330,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Improved throughout this excellent property offers; two double bedrooms one of which is ensuite a garage and a super position within minutes walk of Bicester Village Station.

This attractive house has a light and spacious open plan ground floor with refitted kitchen and double door opening on to the west facing rear garden. Additionally on the ground floor is the cloakroom. The first floor has two generous double bedrooms the master of which is ensuite and a refitted bathroom. The rear garden is larger than average west facing and there is a garage.

MATERIAL INFORMATION

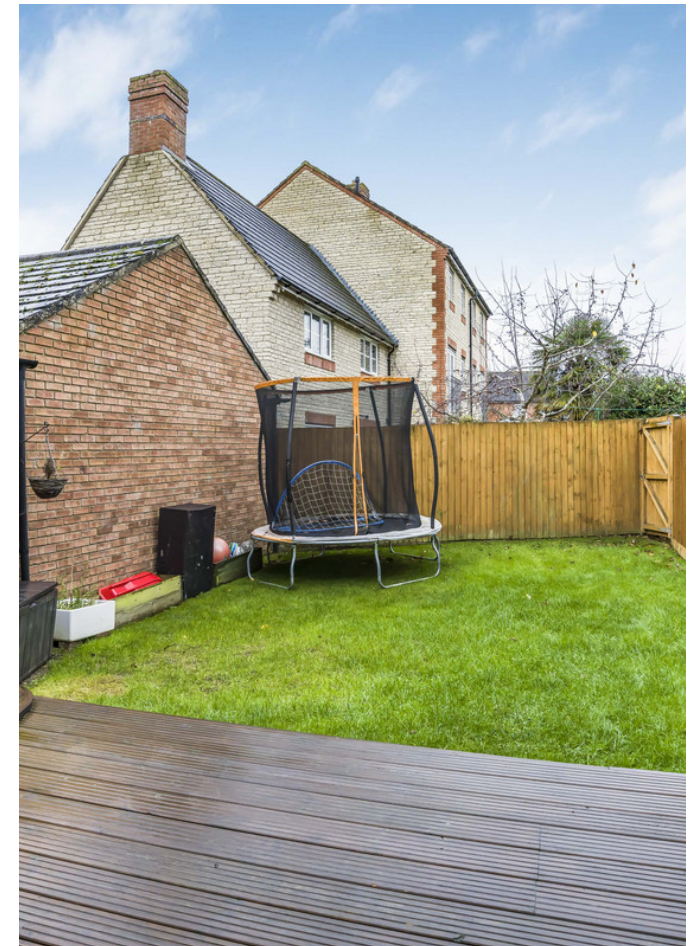
A two bedroom terraced house, built approximately 25 years ago. Mains, electricity, water, drainage and gas are connected. Heating - gas fired boiler to radiators.

Broadband - according to Ofcom - all broadband speeds up to and including Ultrafast are available.

Predicted mobile phone availability - according to Ofcom - indoors all service providers are likely to have availability for both voice and data with the exception of Vodafone who are reported to having limited availability for both voice and data. Outdoors all service providers are likely to have availability for both voice and data.

Local authority: Cherwell District Council - C. EPC - C





Key Features

- Excellent two bedroom property
- Improved throughout
- Two generous double bedrooms
- Ensuite to master bedroom
- Refitted kitchen
- Light and spacious open plan ground floor
- Larger than average west facing garden
- Garage
- Within 10 minutes walk of Bicester Village Station and very convenient to town centre
- See our website for up-to-date material information.

The Location

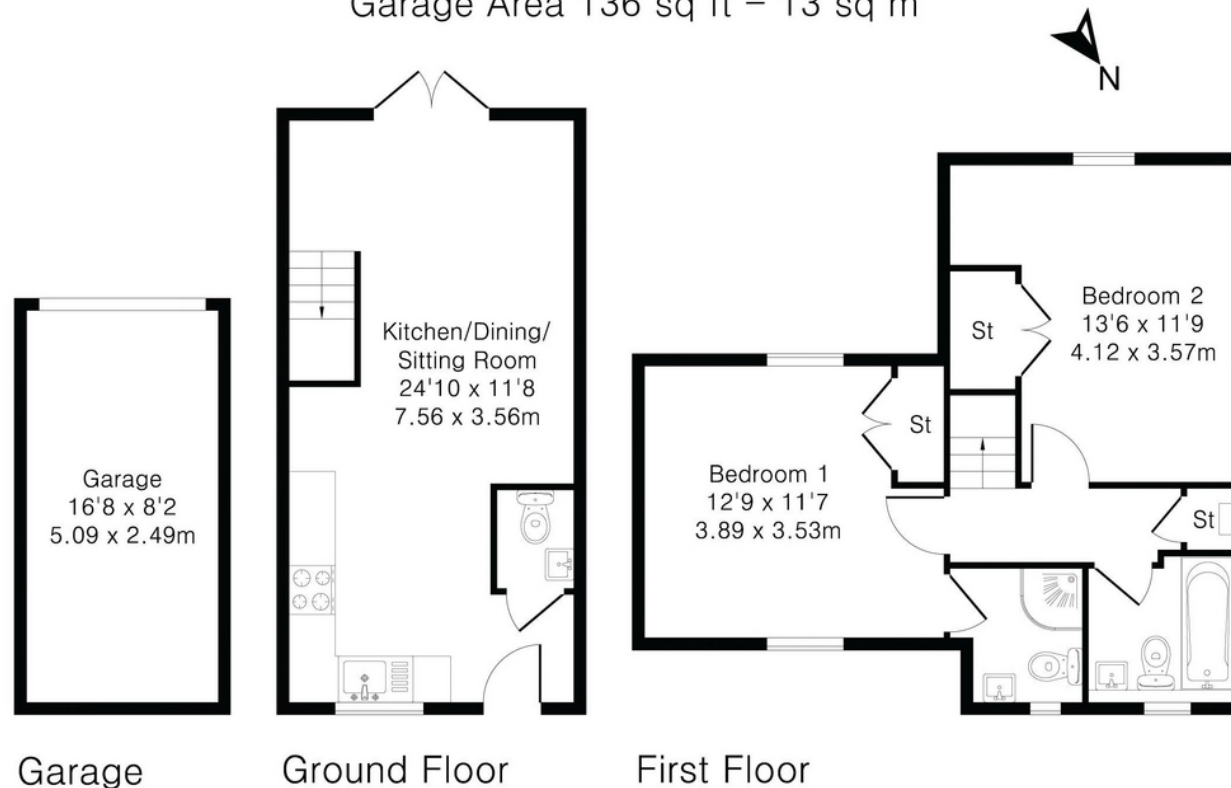
Situated in the highly popular and desirable New Langford area, within ten minutes walk of Bicester Village Station, it is also very convenient to the town centre. Bicester is a thriving historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 is easily accessible, the towns two mainline railway stations between them provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town provides for all everyday needs as well as offering extensive recreational and employment opportunities.

Approximate Gross Internal Area 863 sq ft – 81 sq m

Ground Floor Area 301 sq ft – 28 sq m

First Floor Area 426 sq ft – 40 sq m

Garage Area 136 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.

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