



14 Beech Road, Launton, OX26 5AP

Guide Price £410,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented three bedroom semi-detached house in a super village setting. This excellent property was built in 2021 and there is no onward chain. The well thought out accommodation includes; a stylish living room, a large kitchen/diner with double doors to the back garden and a ground floor cloakroom. The first floor offers; three bedrooms the master of which is ensuite and a smart family bathroom. The property benefits from two parking spaces and a well proportioned rear garden with a garden shed (approx 6'x3').

MATERIAL INFORMATION

A three bedroom semi-detached house, traditionally constructed in 2021. Mains; electricity, water and drainage are connected. Heating; gas fired central heating (gas from centralised LPG tank).

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

Predicted mobile phone availability - according to Ofcom - all services providers are likely to have limited availability for voice, EE and three are likely to have limited availability for data. 02 and Vodafone are likely to have none. Outdoors all service providers are likely to have availability for both voice and data.

Service Charge: £406.26 p a.

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





Key Features

- Beautifully presented three bedroom semi detached
- Highly desirable village
- Built in 2021
- No onward chain
- Ensuite to master bedroom
- Super kitchen/dining room with double doors to rear garden
- Viewing highly recommended
- See our website for up-to-date material information.

The Location

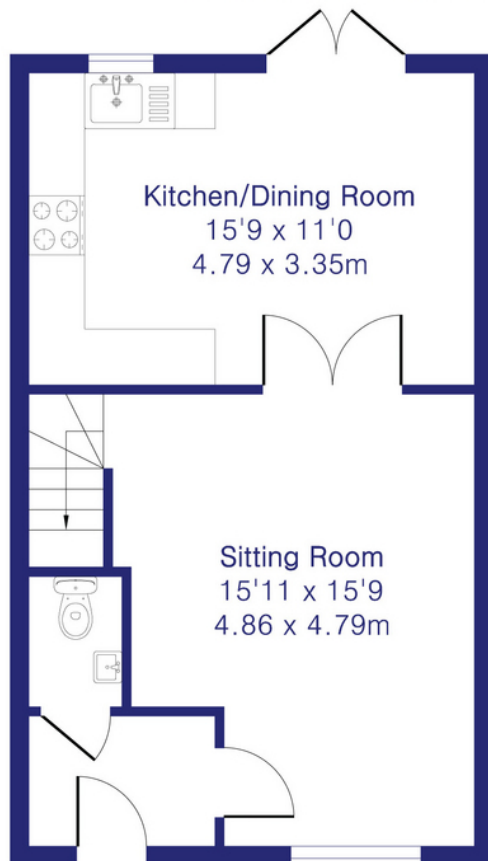
Pleasantly located in a small close, near to the centre of this highly desirable village. Launton provides a good range of amenities, including; a primary school, a pub, a village post office/store and an active village/social club. Launton is just on the outskirts of Bicester, which provides for all everyday needs as well as having mainline railway stations with services between them to Oxford, Birmingham, London Marylebone (approximately 50 minutes) and on the new East West Rail link.



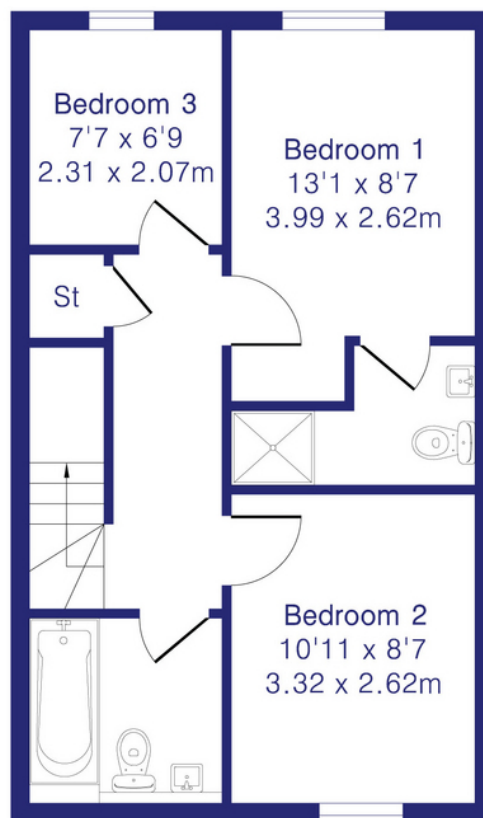
Approximate Gross Internal Area 856 sq ft - 80 sq m

Ground Floor Area 428 sq ft – 40 sq m

First Floor Area 428 sq ft – 40 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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