



1 Dove Green, Bicester, OX26 2GU

Guide Price £375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A delightful three bedroom end of terrace bungalow, recently refurbished and improved, in a delightful quiet setting. No onward chain. This lovely bungalow is ready to move into. It benefits from new wiring, plumbing and flooring as well as replaced ceilings. The main reception room is large with both a window and a patio door to the private south east facing rear garden. The kitchen has an excellent range of wall and base units with extensive working surfaces over. There is a smart modern bathroom with a walk in shower and also a toilet with sink, off of the second bedroom. To the front of the property is a paved garden and covered porch which overlooks a pleasant open space. The back garden is both private and south-east facing. The property benefits from a garage nearby and parking. Viewing highly recommended.

MATERIAL INFORMATION

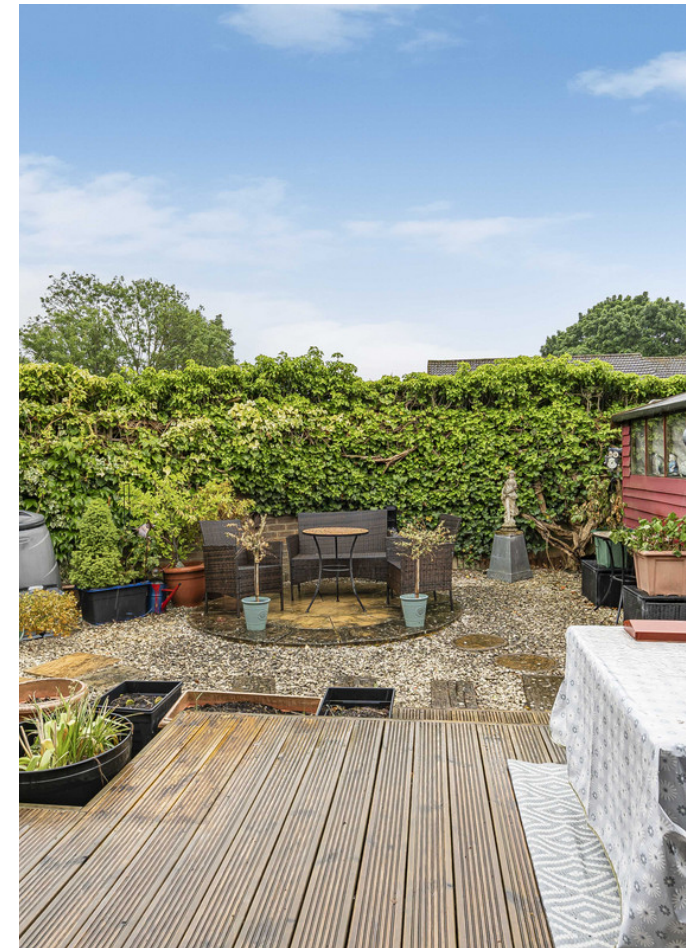
A three bedroom semi-detached bungalow believed to have been built around 40 years ago. Mains - electricity, water, drainage and gas are connected. Heating gas fired boiler for radiators.

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

Mobile phone availability - according to Ofcom - all service providers have availability for voice and data. With the exception of EAE which is reported to have no availability for data. Outdoors all service availability have availability for both voice and data.

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.

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



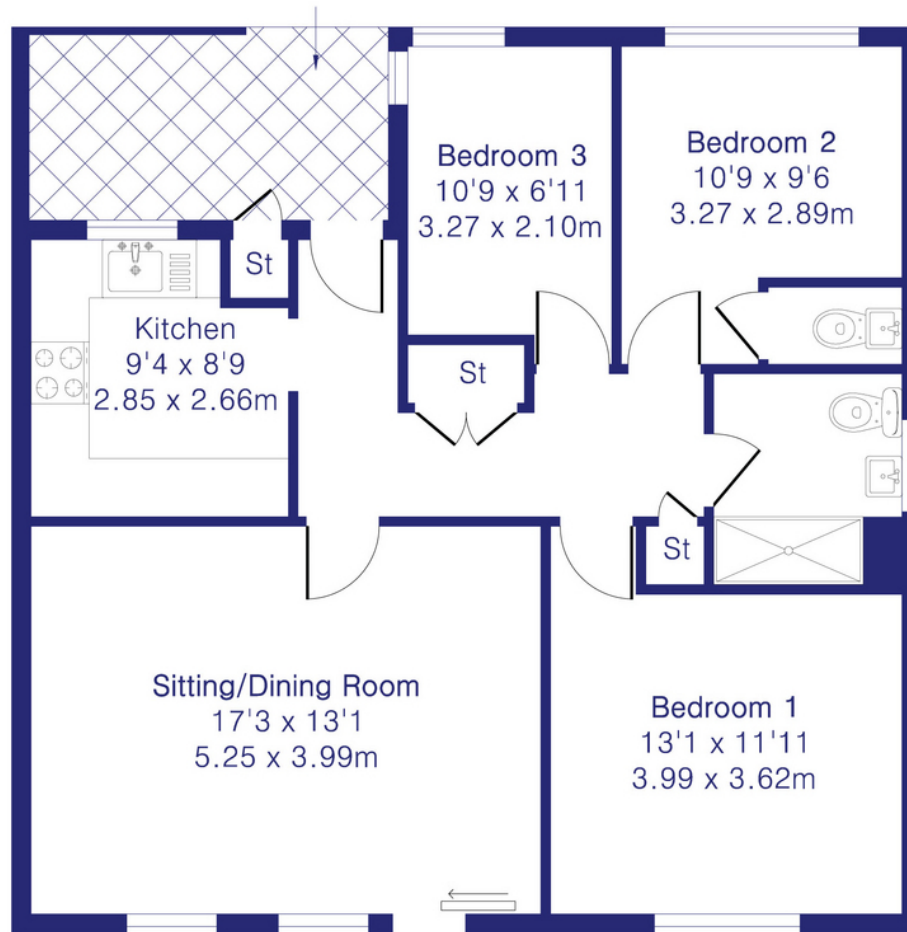
Key Features

- Super three bedroom end of terrace bungalow
- Recently significantly improved
- Ready for immediate occupation
- Large living room with double doors to rear garden
- Well-designed kitchen
- Walk in shower room and further cloakroom
- Garage in separate block
- Situated in quiet and well regarded area
- See our website for up-to-date material information.

The Location

Situation very pleasantly located overlooking an open green within the highly popular Greenwood Homes area of Bicester. The property is convenient for local shop and for bus routes. 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 779 sq ft - 72 sq m



Ground 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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