



6 Derwent Road, Bicester, OX26 2JA

Guide Price £430,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extended four bedroom detached home with the potential to add your own style and taste. Ideally located in a quiet close close to shops and Kings Meadow Primary School. The enclosed porch leads into the hallway. the sitting room has a gas fire, the dining/family room which leads into the garden. The kitchen leads into the utility room. Upstairs the principal bedroom suite runs the length of the house with; fitted wardrobes and ensuite, there are three further bedrooms and a family bathroom. Outside the front garden is laid to lawn with driveway parking for two cars and access to the single integral garage. The rear garden is once laid to lawn with a patio.

MATERIAL INFORMATION

The property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available. Mobile – according to Ofcom there is good outdoor coverage for EE & Three and good outdoor with variable indoor coverage for 02 & 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 Covenants, Easements, Boundaries, Restrictions & Rights are available upon request. 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.

Local Authority: Cherwell District Council - D. EPC - D



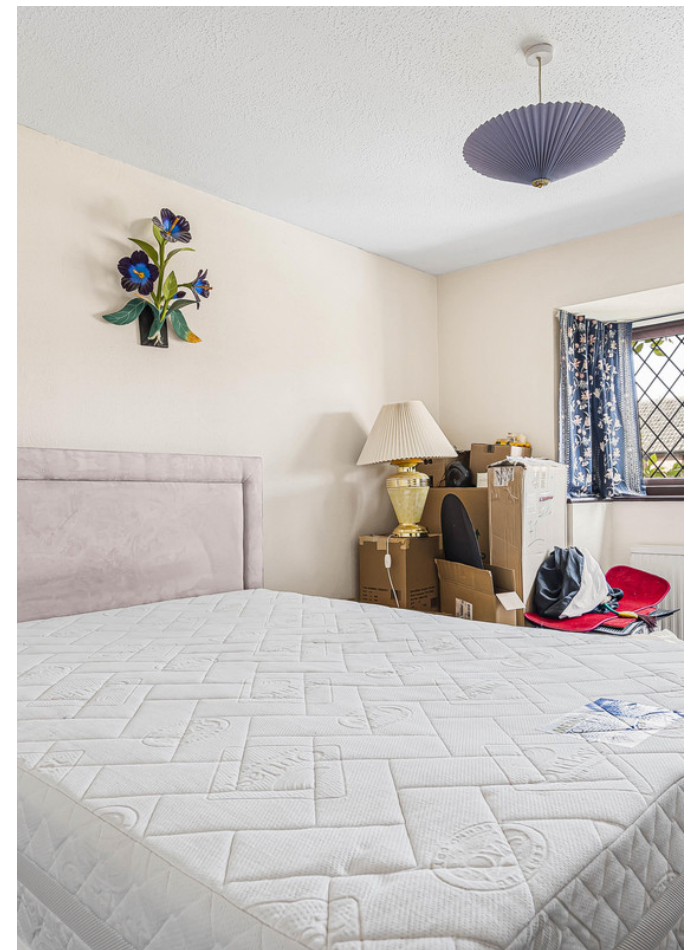


Key Features

- Four Bedrooms
- Sitting Room
- Dining Room
- Kitchen and Utility
- Bathroom and En Suite
- Garage and Two Parking Spaces
- Gardens
- Close to Shops and Primary School
- Quiet Close
- Gas Central Heating to Radiators

The Location

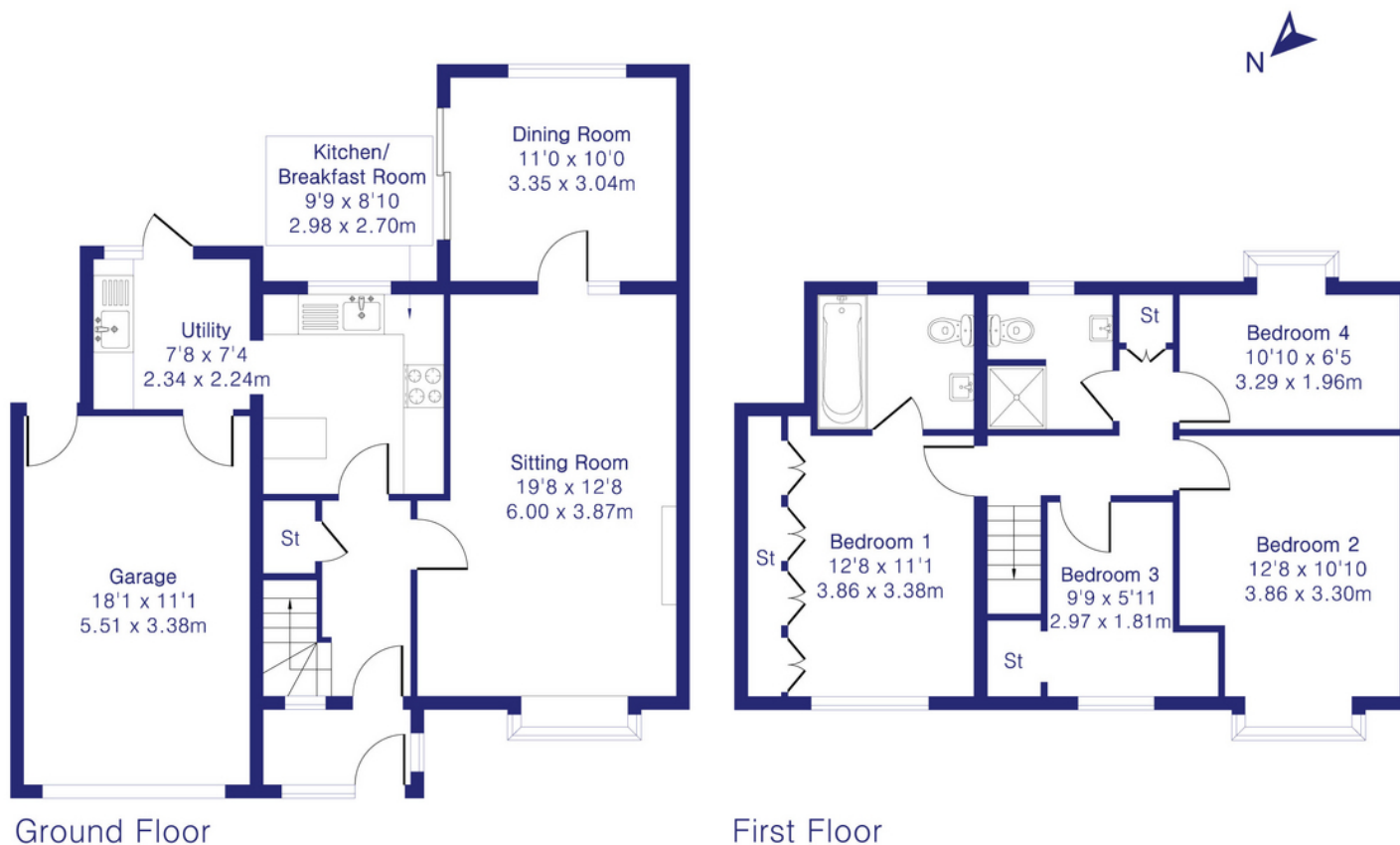
Local Shops 0.4m
 Kings Meadow Primary School 0.3m
 Bicester Market Square 1.6m
 Bicester Village 1.4m
 Bicester North Station (London Marylebone from approx. 50 mins) 1.6m
 Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 1.9m
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.4m



Approximate Gross Internal Area 1458 sq ft - 135 sq m (Including Garage)

Ground Floor Area 833 sq ft – 77 sq m

First Floor Area 625 sq ft – 58 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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