



68 Wear Road, Bicester, OX26 2FF

Guide Price £500,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extended and well presented four bedroom linked-semi-detached home. Ideally located on a quiet close, with good access to Kings Meadow Primary School and the local shops and amenities.

On entering the hall there is a door to the sitting room and dining room which has doors into the garden, and the office/study. The modern fitted kitchen is at the back and leads into a utility room which also has a cloakroom and a door to the garage. Upstairs the principal bedroom runs the length of the house with an ensuite, there are three further bedrooms and a bathroom. The front garden has parking for three/four cars with access to the single integral garage. The rear garden has a patio with steps up to a lawn and wildlife garden with a rear gate.

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 and in home coverage for Three and good outdoor coverage for EE, 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 - C.





Key Features

- Four Bedrooms
- Sitting room
- Dining Room
- Study or Office
- Modern Fitted Kitchen
- Utility
- Cloakroom, Bathroom and Ensuite
- Garage and Parking for Three-Four Cars
- Gas Central Heating to Radiators
- Quiet Close

The Location

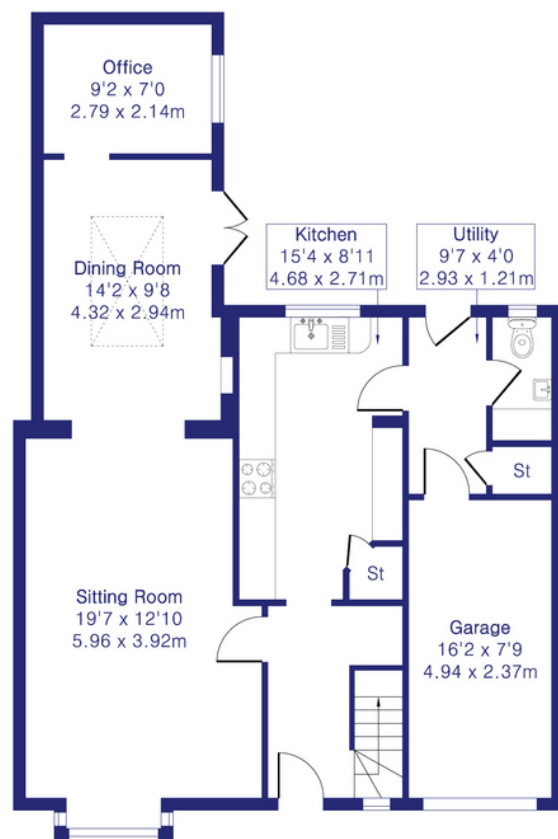
Local Shops 0.2m
 Kings Meadow Primary School 0.6m
 Bicester Market Square 1.2m
 Bicester Village 0.9m
 Bicester North Station (London Marylebone from approx. 50 mins) 1.4m
 Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 1.4m
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.2m
 All times and distances are approximate.



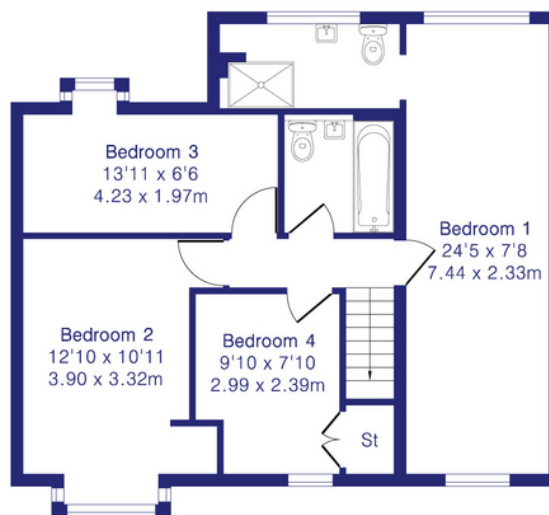
**Approximate Gross Internal Area 1555 sq ft - 144 sq m
(Including Garage)**

Ground Floor Area 896 sq ft – 83 sq m

First Floor Area 659 sq ft – 61 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.

Bicester Office
39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253
E bicester@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

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