



148 Spruce Drive, Bicester, OX26 3YW

Guide Price £285,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented two double bedroom terraced house with a conservatory, two parking spaces and a garden ideally located close to the shops and amenities. Off the hall are stairs to the first floor, the fitted kitchen to your right and ahead of you is the sitting room with a conservatory at the rear leading out to the garden. Upstairs are two double bedrooms and a bathroom. Outside the front garden is pebbled and the rear has a lawn, large shed and rear access to the parking spaces.

The property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available (checker.ofcom.org.uk). Mobile – according to Ofcom there is good outdoor with variable indoor coverage for EE and good outdoor coverage for O2, Three & 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 [and/or corrugated roofing and/or floor tiles etc.] but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere. EPC: C.





Key Features

- Two Double Bedrooms
- Sitting Room
- Conservatory
- Kitchen
- Bathroom
- Garden
- Two Parking Spaces
- Gas Central Heating to Radiators
- Close to Shops
- Well Presented

The Location

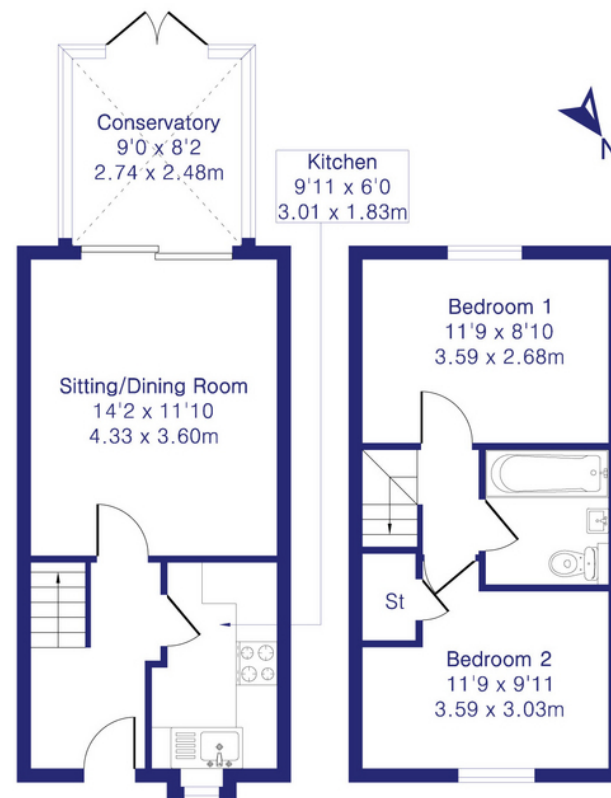
Bicester provides for all your everyday needs including a wealth of shops, amenities, bars, restaurants, nurseries, primary and secondary schools, doctors' surgeries, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting facilities clubs, associations and recreational possibilities.

Local Shops 0.1m, Bicester Market Square 1.4m, Bicester Village 1.6m, Bicester North Station (London Marylebone from approx. 50 mins) 0.9m, Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 1.7m. Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.3m All times and distances are approximate.

Approximate Gross Internal Area 657 sq ft - 61 sq m

Ground Floor Area 369 sq ft – 34 sq m

First Floor Area 288 sq ft – 27 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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