



18 Grebe Road, Bicester, OX26 6EL

Guide Price £575,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully and thoughtfully updated five bedroom end terrace house, with exceptional space (approximately 1640 sq ft excluding garage) and a super layout. There is a spacious entrance hall with cloakroom off, a large sitting room, a separate dining room and a beautifully refitted kitchen. The upper floors offer; five genuine bedrooms, three of which are ensuite. There is parking for two cars, a tandem garage and south-west facing back garden. Viewing highly recommended.

The property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Standard and Ultrafast broadband are available (checker.ofcom.org.uk). Mobile – according to Ofcom there is good outdoor and in home coverage for EE, 02, 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 but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.

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





Key Features

- Four Bedrooms
- Sitting Room
- Dining Room
- Study or Bedroom Five
- Kitchen
- Three En Suite, Family Bathroom and Cloakroom
- Enclosed Garden
- Tandem Double Garage
- Two Parking Spaces and EV Charger
- Gas Central Heating to Radiators

The Location

Local Shops 0.2m
 Bicester Market Square 0.5m
 Bicester Village 0.6m
 Bicester North Station (London Marylebone from approx. 50 mins) 1.1m
 Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 0.4m
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 0.6m

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.

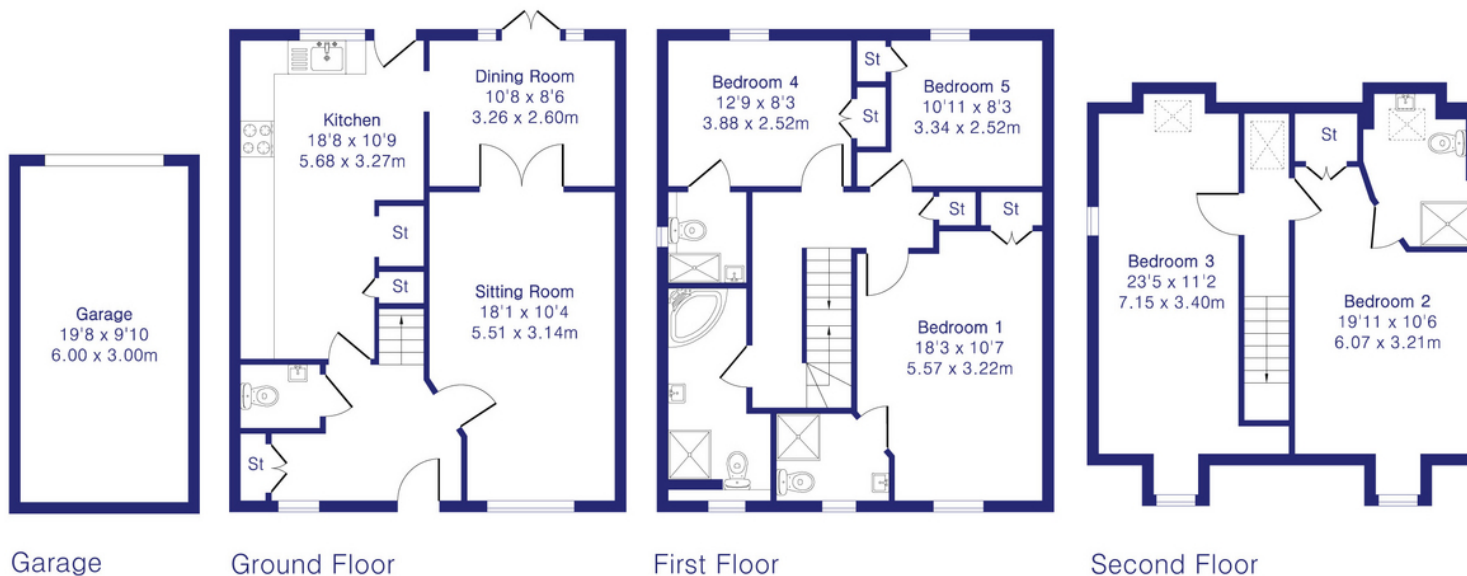
Approximate Gross Internal Area 1639 sq ft - 153 sq m (Excluding Garage)

Ground Floor Area 590 sq ft – 55 sq m

First Floor Area 590 sq ft – 55 sq m

Second Floor Area 459 sq ft – 43 sq m

Garage Area 194 sq ft – 18 sq m



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