



26 Ruskin Walk, Bicester, OX26 4TE

Guide Price £325,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A super three bedroom end of terrace property, in a quiet setting. This traditionally constructed and spacious house overlooks a green to the front. The generous sitting room has a picture window to the front and double doors to the back garden. The kitchen benefits from an extension and there is a study area, beside the stairs. The bathroom has been refitted and with a four piece suite to include a separate shower cubicle. To the rear there is a west facing garden. Viewing highly recommended.

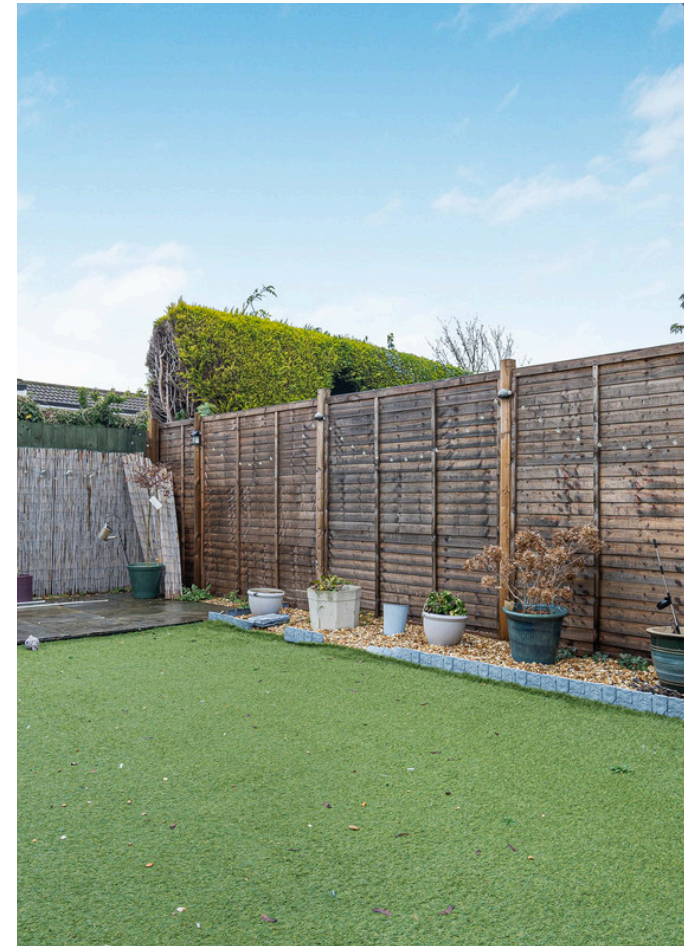
### MATERIAL INFORMATION

The property is traditionally constructed with brick elevations under a pitched roof, probably built around 55 years ago. Mains; water, drainage, gas and electricity. Heating via gas fired central heating. Broadband availability - according to Ofcom - all broadband speeds up to and including Ultra fast are likely to be available. Mobile phone availability - according to Ofcom - availability for EE, 02 and Vodafone good in home and outdoor, for Three good outdoor variable in home. 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 of Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.

Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing. Local Authority: Cherwell District Council - B. EPC - C.







## Key Features

- Super three bed end terrace house
- Extended kitchen
- Overlooking a green to the front
- Refitted bathroom with four piece suite
- Large dual aspect living room
- West facing rear garden
- Convenient to Cooper School and Bicester North Station
- No onward chain
- See our website for up-to-date material information.

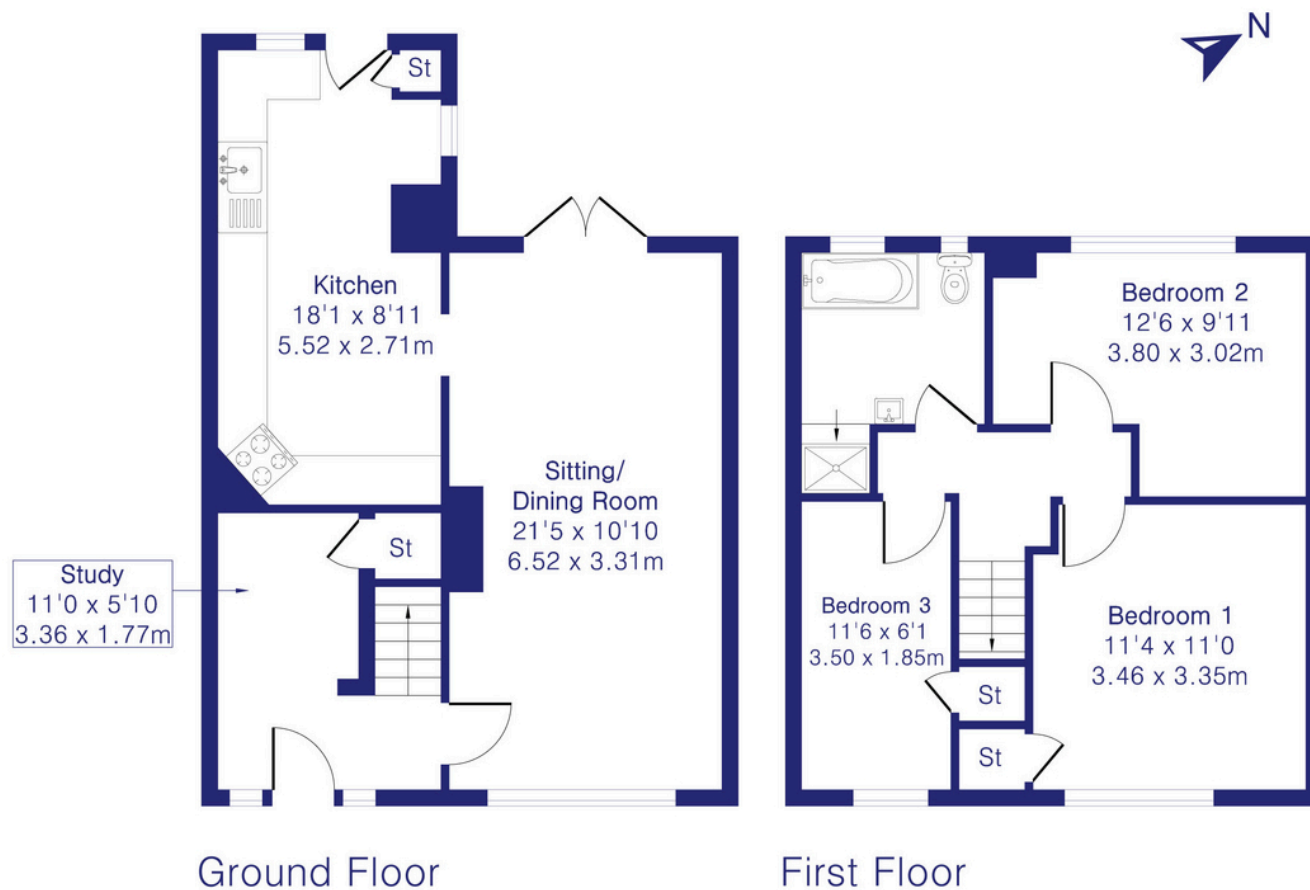
## The Location

The property is pleasantly situated overlooking a green within a popular residential area. Local services are to hand including a parade of shops and the popular Cooper Secondary School. Bicester North Station is within a 10 minute walk. Bicester is a thriving and 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 931 sq ft - 87 sq m

Ground Floor Area 501 sq ft – 47 sq m

First Floor Area 430 sq ft – 40 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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