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1 Hill View Buckingham Road  
Bicester Oxfordshire OX26 3ER



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A charming period end of terrace house offering many attractive features, parking and an exceptionally large garden. Within minutes walk of Bicester North Station. Beautifully presented having; lovely fireplaces, large windows letting in lots of light and high ceilings. Both bedrooms are doubles and there are two characterful reception rooms. Outside the property has a front garden, parking, a large rear garden with a westerly aspect and a versatile games room/office

## SITUATION

Ideally situated approximately half a mile north of the town centre and within easy walking distance of Bicester North station. Bicester is a thriving and historic market town with an excellent range of; shopping, recreational and employment opportunities. The town has two mainline stations with services direct to Marylebone (approximately 45 minutes), Bicester Village station also provides services to Oxford (approximately 15 minutes). Junctions 9 and 10 of the M40 are accessible.

## AGENTS NOTES

All main services are connected.

Local Authority: Cherwell District Council; Band C. EPC Rating: D

Viewings Strictly by appointment via Thomas Merrifield Bicester

+44 (0) 1869 253253



## DIRECTIONS

Exit Bicester town center via the Bucking Road, go under the railway bridge and then past Woodfield Road on your left, Hill View will be found immediately on your left hand side.





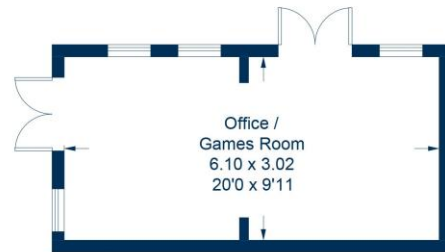
- **Beautiful period house**
- **Many attractive features**
- **Two double bedrooms**
- **Attractively presented**
- **Large rear garden with westerly aspect**
- **Useful office/games room**
- **Underfloor heating to kitchen, hallway and bathroom**
- **Walking distance to Bicester North Station**
- **Viewing highly recommended**

**£335,000 Freehold**

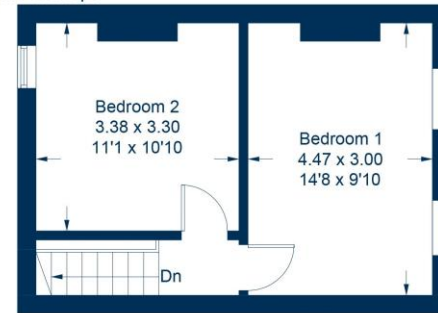




Approximate Gross Internal Area  
 Ground Floor = 45.2 sq m / 486 sq ft  
 First Floor = 28.7 sq m / 309 sq ft  
 Office / Games Room = 18.3 sq m / 197 sq ft  
 Total = 92.2 sq m / 992 sq ft



(Not Shown In Actual Location / Orientation)



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## Contact:

39 Market Square, Bicester, Oxon, OX26 6AG  
 Tel: +44 (0)1869 253253  
 E-mail: - bicester@thomasmerrifield.co.uk

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