



Grebe Road, Bicester, OX26 6EL

Guide Price £425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A three bedroom detached house, beautifully presented with an exceptional south-west facing garden. Located in the highly popular New Langford area within minutes of Bicester Village and Bicester Village station. This most attractive house was thoughtfully designed accommodation with large front to back sitting room, a well fitted kitchen/dining room with a good range of integrated appliances, a rear lobby, a cloakroom. There is also a bonus room on the back garden, currently used as a study. The master bedrooms has a stylish ensuite, there are two further bedrooms and a smart family bathroom. The gardens are a major feature of the property being south west facing and enjoying an unusual degree of privacy. In addition there is excellent parking and a single garage. Viewing highly recommended.

MATERIAL INFORMATION

A three bedroom detached house of traditional construction with brick elevations under a pitched and tiled roof. The property was built in 2002. The property is connected to mains; electricity, gas, water and drainage. Heating is via gas fired central heating.

Broadband - according to Ofcom - standard and ultrafast are available, superfast is not.

Mobile phone availability - according to Ofcom - Indoors all service providers are likely to have availability. Indoor data - Three and 02 are likely to have availability. EE and Vodafone have limited availability. Outdoors; all listed providers are likely to have availability for both voice and data.

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





Key Features

- Beautifully presented three bedroom detached house
- Excellent new Langford location
- Unusually private south facing garden
- Large front to back living room
- Generous kitchen diner
- Ground floor cloakroom and utility
- Exceptionally generous parking
- Single garage
- Viewing highly recommended
- See our website for up-to-date material information.

The Location

Situated in a quiet position on the highly desirable New Langford development. Within easy walking distance is Bicester Village and Bicester Village Station. The Market Square is within one mile. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 is easily accessible, the towns two mainline railway stations between them provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town provides for all everyday needs as well as offering extensive recreational and employment opportunities.

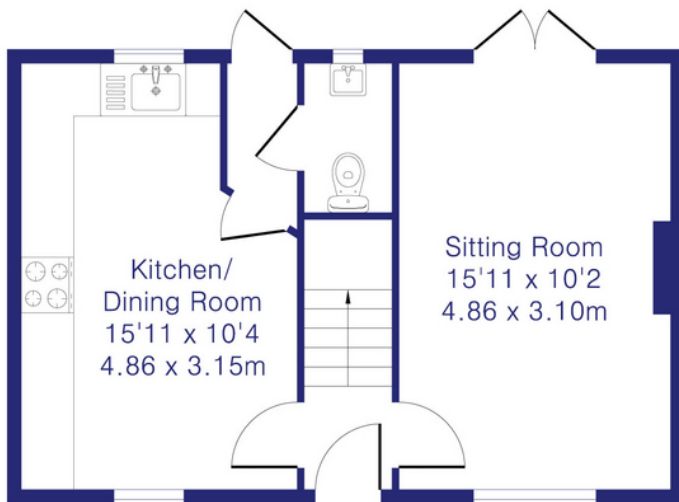


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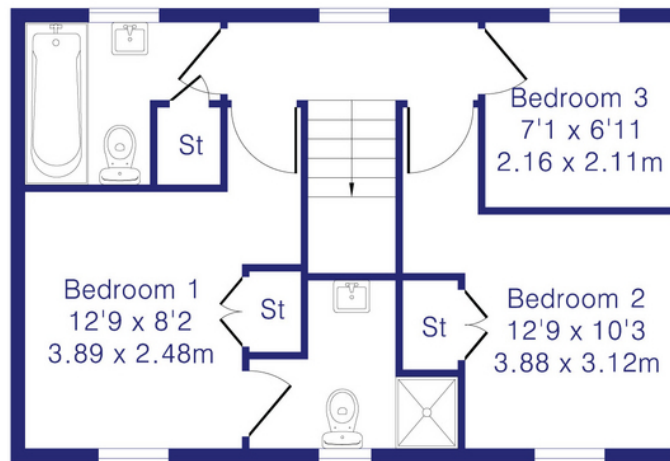
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Approximate Gross Internal Area 776 sq ft – 72 sq m
Ground Floor Area 388 sq ft – 36 sq m
First Floor Area 388 sq ft – 36 sq m



Ground Floor



First Floor

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