



Coopers Green, Bicester, OX26 4US

Guide Price £270,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A super two bedroom end terrace house in an enviable end of close position. No onward chain. This smart property has many advantages, including a large kitchen/dining room, sitting room with patio doors to the long private garden, master bedroom with small ensuite and a bathroom with a white suite. To the front there is parking (together with an additional parking space closeby), whilst to the rear the garden benefits from the afternoon sun and has an unusually high degree of privacy.

### MATERIAL INFORMATION

The property was built approximately 30 years ago. Mains; gas, electricity, water and drainage are connected. Broadband - according to Ofcom - all broadband speeds up to and including ultrafast are available. Mobile phone availability - according to Ofcom - all listed providers have limited indoor availability for both voice and data with the exception of 02 where voice is likely. Outdoors - all providers are likely to have availability for both voice and data.

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







## Key Features

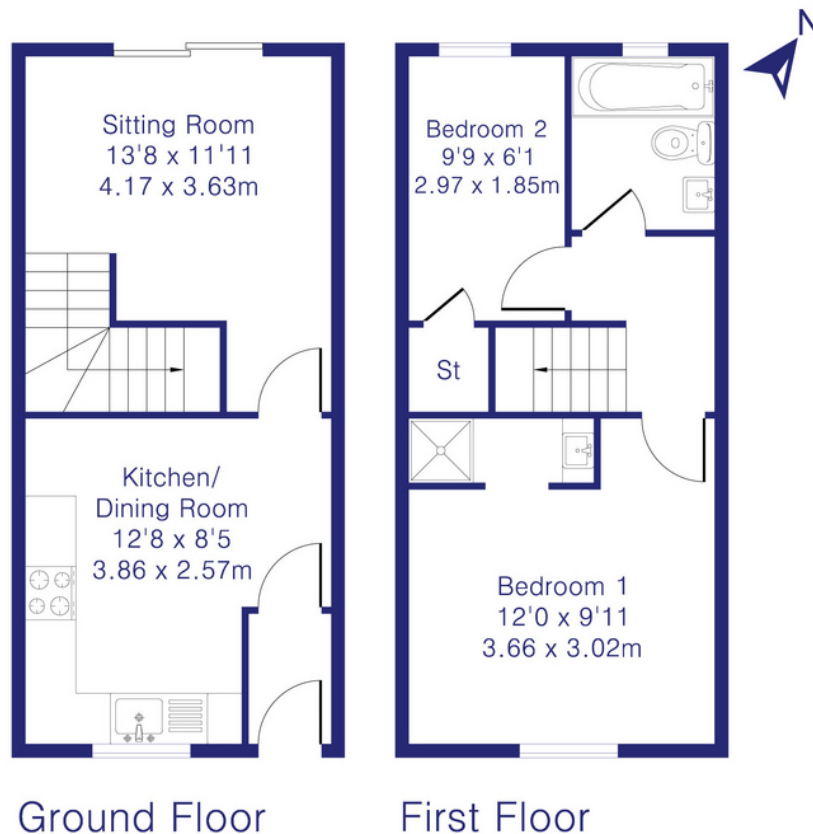
- Super two bedroom end of terrace house
- Unusually private west facing garden
- Large kitchen/dining room
- Master bedroom with ensuite shower cubicle and basin
- Parking immediately adjacent to house
- Smaller scale development
- No onward chain
- See our website for up-to-date material information.

## The Location

Pleasantly situated in a small scale development to the north of Bicester town centre, within walking distance of Bicester North Station. 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.



Approximate Gross Internal Area 644 sq ft – 60 sq m  
Ground Floor Area 322 sq ft – 30 sq m  
First Floor Area 322 sq ft – 30 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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