



## 5 High Street, Bicester, Oxfordshire OX27 7JJ Offers in excess of £310,000

Goodmove are delighted to present this beautiful stone built end terrace cottage.

Accommodation briefly comprises; a spacious entrance porch, with tiled flooring leading to open plan living / dining room with oak flooring. The living room has a window to the front, exposed brick feature wall with a dual fuel burner. Dining area, with window at the side of the property leading to kitchen. The kitchen has built in units, part tiled walls and tiled flooring with a window and door to the back of the property. Staircase divides the living area leading upstairs. On the first floor, the landing leads to two double bedrooms, the master bedroom has wooden flooring, a window the front of the property, featuring a window seat. The second bedroom is also a double again with wooden flooring with a window to the rear. There is also a great sized modern bathroom features double sinks with built in units, bidet, toilet, enclosed shower unit with contemporary tiling. On the second floor, there is a multifunctional space which could be used as a bedroom or Study area. Please note there is no garden.

Souldern is a picturesque village pressed up against the Northants border and lies against the wooded park, which runs beside the Ockley Brook as it flows from Tusmore and Croughton to join the river Cherwell. William Wordsworth once visited the village and found it so enchanting he penned a sonnet on "A Parsonage in Oxfordshire". Being situated down a no through road Souldern lies approximately midway between the towns of Banbury and Bicester, affording excellent communications from either mainline railway stations or the M40 motorway at Junction 10.

Please call for more information or to arrange a viewing.



**Disclaimer**

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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