



THOMAS
MERRIFIELD
For Sale

Connells

Causeway
Bicester



Property Description

Nestled in the heart of Bicester, this charming Grade II listed property is full of character and warmth, offering a beautifully presented home with a truly homely feel throughout. Set over three floors, the accommodation is both practical and inviting, making it a rare find in such a central location.

The home is accessed via a shared entrance hall, which leads into a cosy living room, perfect for relaxing in after a busy day. Towards the rear, the fitted kitchen diner provides a welcoming space for cooking and dining, with a lovely atmosphere that suits both everyday living and the occasional gathering.

Upstairs, the first floor offers a generous double bedroom alongside a family bathroom, with a second double bedroom found on the top floor-each room enjoying its own unique charm, in keeping with the age and character of the building.

You access the private and low maintenance rear garden from the kitchen, and ideal area to relax or for entertaining.

Perfectly positioned in the very centre of Bicester, this home is just a short stroll from the town's shops, cafés, and amenities, as well as Bicester Village and the train station, making it ideal for anyone wanting to enjoy the convenience of town centre living without sacrificing the charm of a period home.

Shared Entrance Hall

Tiled Floor, Built in Storage cupboard

Living Room

Laminate Flooring, Fireplace Feature, Multiple Built in Storage Cupboards, Window to front of Property, Fitted with Folding Wooden Shutters

Kitchen Diner

Tiled Floor, Integral Oven, Gas Hob and Extractor, Built-in Dish Washer, space for

Washing Machine, Fridge Freezer, Wall and Base Units (corner cupboard fitted with rollout storage). Window to Rear of Property, Door for Garden access

Landing

Carpet, Overstairs Storage Cupboard, Cupboard housing Boiler, Access to Bedroom One, Bathroom and Second Floor stairs

Bedroom One

Double Bedroom, Laminate Flooring, Built in Storage Cupboard, Window to Front of Property

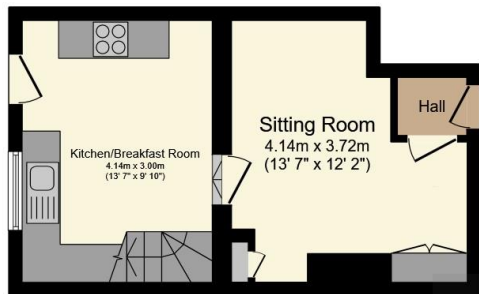
Family Bathroom

Tiled Floor, Bath with Overhead Shower, WC, Basin. Window to Rear of Property

Bedroom Two (2nd Floor)

Double Bedroom with Recessed Ceiling. Laminate Flooring, Skylight Window to Rear of Property

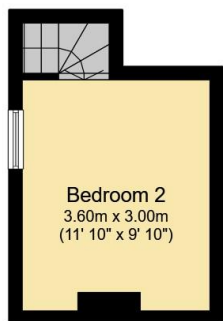




Ground Floor



First Floor



Second Floor

Connells

Total floor area 68.9 m² (741 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
Band: C

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Tenure: Freehold



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