



21 Hull Lane, Bicester, OX25 2BN

Guide Price £515,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A bright and spacious three double bedroom detached eco friendly home with high ceilings, attractive garden and parking located in the popular Graven Hill area offering easy access into Bicester Village and rail station as well as the town centre.

You enter an entrance hall with stairs to the first floor which is open plan into the spacious kitchen dining or family room. The kitchen is comprehensively fitted with units and separated off the dining or family room by a low partition making a super communal living space. There is a cloakroom, large cupboard and at the rear the sitting room has a door out to the garden.

The first floor has three double bedrooms including the principal bedroom suite with en suite and there is a further shower room. Outside are two parking spaces to the side and access to the rear garden which has a lawn and a choice of patios ideal for alfresco dining.

The property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom according to Ofcom, Standard and Ultrafast broadband are available (checker.ofcom.org.uk). Mobile – according to Ofcom there is good outdoor with variable in home coverage for Vodafone and good outdoor coverage for EE, 02 & Three (checker.ofcom.org.uk). We are not aware of any planning

permissions in place which would negatively affect the property but interested parties should make their own enquiries with the local authority. Information relating to Covenants, Easements, Boundaries, Restrictions & Rights are available upon request.

Local Authority - Cherwell District Council - F, EPC. B



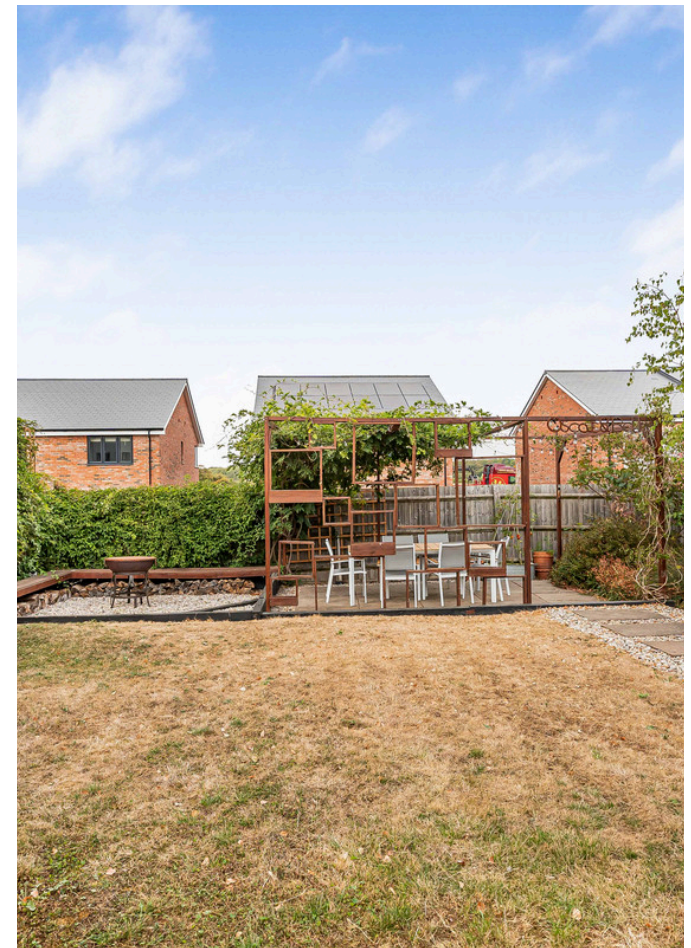


Key Features

- Three Double Bedrooms
- Sitting Room
- Open Plan Kitchen Dining or Family Room
- High Ceilings and Large Triple Glazed Windows,
- Bright and Airy
- Attractive Garden
- Eco Friendly
- Mechanical Heat Recovery
- Gas Central Heating
- Management Charge £250 pa

The Location

Graven Hill Shops 0.2m
 Bicester Market Square 1.2m
 Bicester Village 1.3m
 Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 1.2m
 Bicester North Station (London Marylebone from approx. 50 mins) 1.9m
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.4m
 All times and distances are approximate.



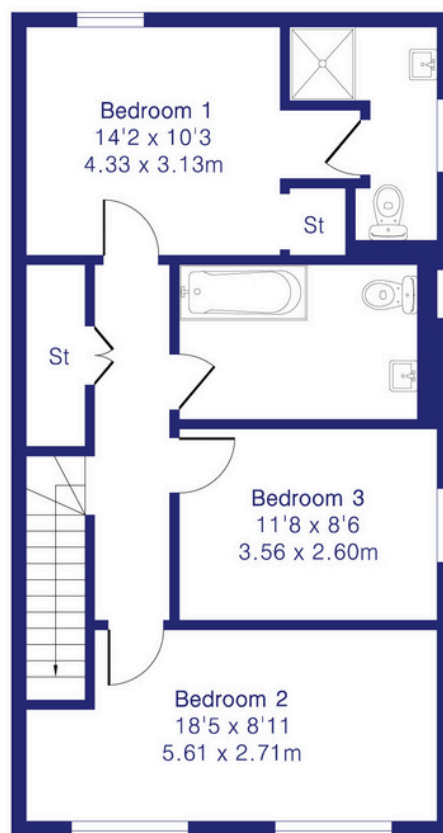
Approximate Gross Internal Area 1296 sq ft - 120 sq m

Ground Floor Area 648 sq ft – 60 sq m

First Floor Area 648 sq ft – 60 sq m



Ground Floor



First Floor

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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