



24 Williams Road, Bicester, OX25 5AX

Guide Price £475,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A four double bedroom, semi detached home over three floors with an open plan ground floor kitchen living area, en suite to the principal bedroom and a 'Jack and Jill' en suite to the second floor bedrooms. The property is ideally located close to the local amenities.

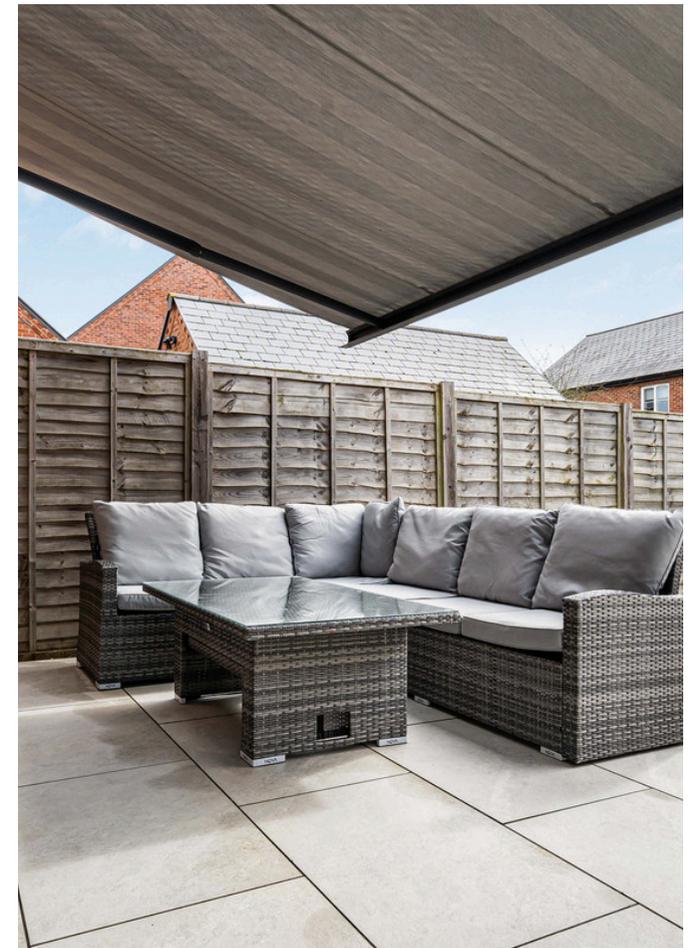
Off the hall there is a cloakroom and doors to the kitchen and sitting room. The kitchen is fitted with modern wall and base units with integrated appliances and is open plan to the sitting room at the rear with bi fold doors to the garden. On the first floor the principal bedroom has an en-suite and fitted wardrobes and there is a further bedroom and family bathroom. The second floor has two further double bedrooms and a Jack and Jill' en suite. The front garden is low maintenance and the rear garden has a south westerly aspect, it has a large patio with an awning perfect for alfresco dining, lawn and a covered play area. To the side of the house is a single garage and three parking spaces

### MATERIAL INFORMATION

The property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). Mobile – according to Ofcom there is good outdoor and in home coverage for EE, variable outdoor for O2 & Vodafone and poor to none for Three ([checker.ofcom.org.uk](http://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 - E. EPC - B





## Key Features

- Four double bedrooms
- Open Plan Kitchen Sitting Dining Room
- En suite to Principal Bedroom
- 'Jack and Jill' En suite to the Second Floor Bedrooms
- Three Storey Town House
- Garage and three parking spaces
- South Westerly Facing Garden
- Well Presented
- Maintenance Charge £265 pa
- Gas Central Heating to Radiators

## The Location

Local Shops 0.3m  
Bicester Market Square 6.0m  
Lower Heyford Station (London Marylebone approx. 1hr 44 mins, Oxford from approx.13 mins) 2.7m  
Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 6.1m  
Bicester North Station (London Marylebone from approx. 50 mins) 6.0m  
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 5.9m  
All times and distances are approximate.

**Approximate Gross Internal Area 1342 sq ft - 124 sq m  
(Excluding Garage)**

Ground Floor Area 478 sq ft – 44 sq m  
First Floor Area 478 sq ft – 44 sq m  
Second Floor Area 386 sq ft – 36 sq m  
Garage Area 197 sq ft – 18 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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