



22 Lucerne Avenue, Bicester, OX26 3ZN

Guide Price £465,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A four bedroom town house, very well presented and finished to a high standard with flexible and adaptable accommodation, close to the shops, school, nursery and amenities.

The property has a garage which has been divided into a super gym/home office. A cloakroom, fourth bed/guest room and a utility room, a sitting room with a fireplace and French doors to a balcony with views, a larder cupboard and the beautifully refitted kitchen/dining room also has French doors onto a Juliette balcony. There are three bedrooms all with fitted wardrobes. The principal bedrooms has a refitted ensuite and a refitted bathroom. Outside is a lawn, flower bed, shrubs and parking at the front for one car with tandem on street parking behind it for another. The rear garden is private and paved with raised planters.

The property is connected to mains; electricity, gas, water and drainage. Broadband - according to Ofcom, up to Ultrafast broadband is available. Mobile – according to Ofcom; there is good outdoor with variable indoor for O2 & Vodaphone and good outdoor for EE & 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. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have noted the presence Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere. Local Authority: Cherwell District Council - D. EPC - C.





## Key Features

- Four Bedrooms
- Sitting Room with a Balcony
- Beautifully Refitted Kitchen Dining Room
- Ground Floor Bedroom and Cloakroom
- Utility
- Bedroom Three or Dressing Room
- Garage Divided into a Gym and Store
- Parking Space
- Low Maintenance Rear Garden
- Gas Central Heating to Radiators

## The Location

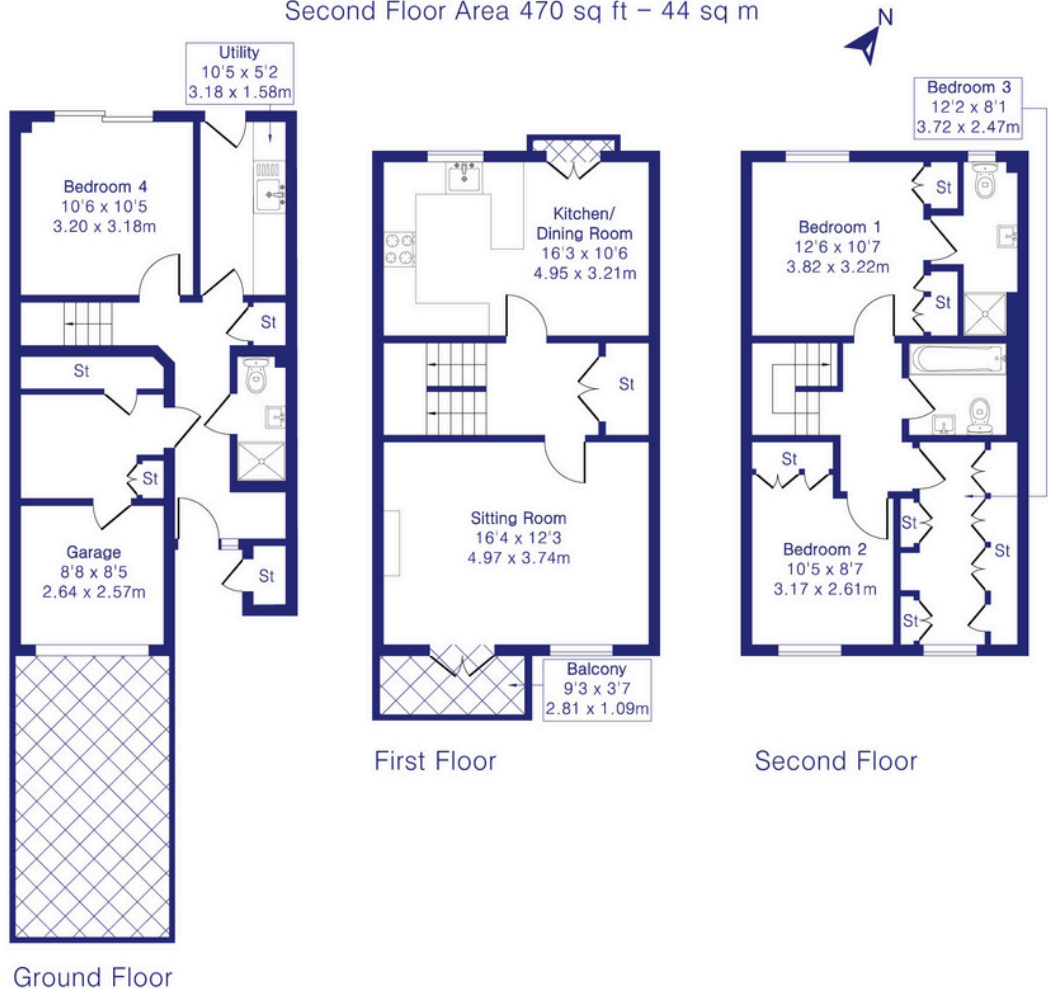
Local Shops 0.4m  
Bicester Market Square 1.5m  
Bicester Village 1.6m  
Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 1.8m  
Bicester North Station (London Marylebone from approx. 50 mins) 1.1m  
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.3m  
All times and distances are approximate.

**Approximate Gross Internal Area 1408 sq ft - 132 sq m  
(Including Garage)**

Ground Floor Area 468 sq ft – 44 sq m

First Floor Area 470 sq ft – 44 sq m

Second Floor Area 470 sq ft – 44 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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