



39 Kingsclere Road, Bicester, OX26 2JH

Guide Price £310,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A three bedroom centre terrace house, with particularly spacious ground floor accommodation. Located in a mature area, convenient to the town and to Bicester Village. Viewing highly recommended. There is an entrance hall, large living room with feature stove, an extension providing a large dining room, a well laid out kitchen, storage area and cloakroom. All three bedrooms are first floor and there is a bathroom with a white suite. There is a paved front garden and paved rear garden with a south aspect and a good degree of privacy.

MATERIAL INFORMATION:

A three bedroom centre terrace house.

Mains water, drainage, gas and electricity are connected.

Broadband - according to Ofcom - it is likely that all broadband speeds up to and including Ultrafast are available.

Likely predicted mobile phone availability - according to Ofcom; EE, 3 and Vodafone good outdoor and good indoor, O2 good outdoor and variable indoor.

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.

Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing.

Local Authority: Cherwell District Council.

Council Tax Band: B.

EPC: C.





Key Features

- Three bedroom centre terrace house
- Extended and providing exceptional ground floor accommodation
- A private south facing garden
- Separate living room and dining room
- Ground floor cloakroom
- Convenient for town and Bicester Village
- Viewing highly recommended

The Location

Located in a mature and popular area within half a mile of the town centre and Bicester Village Retail Outlet Park. Bicester is a thriving historic market town with exceptional road and rail links. Both Junction 9 and 10 of the M40 are easily accessible, the town's two mainline railway stations, between them, provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town caters for all everyday needs as well as offering extensive recreational and employment opportunities.

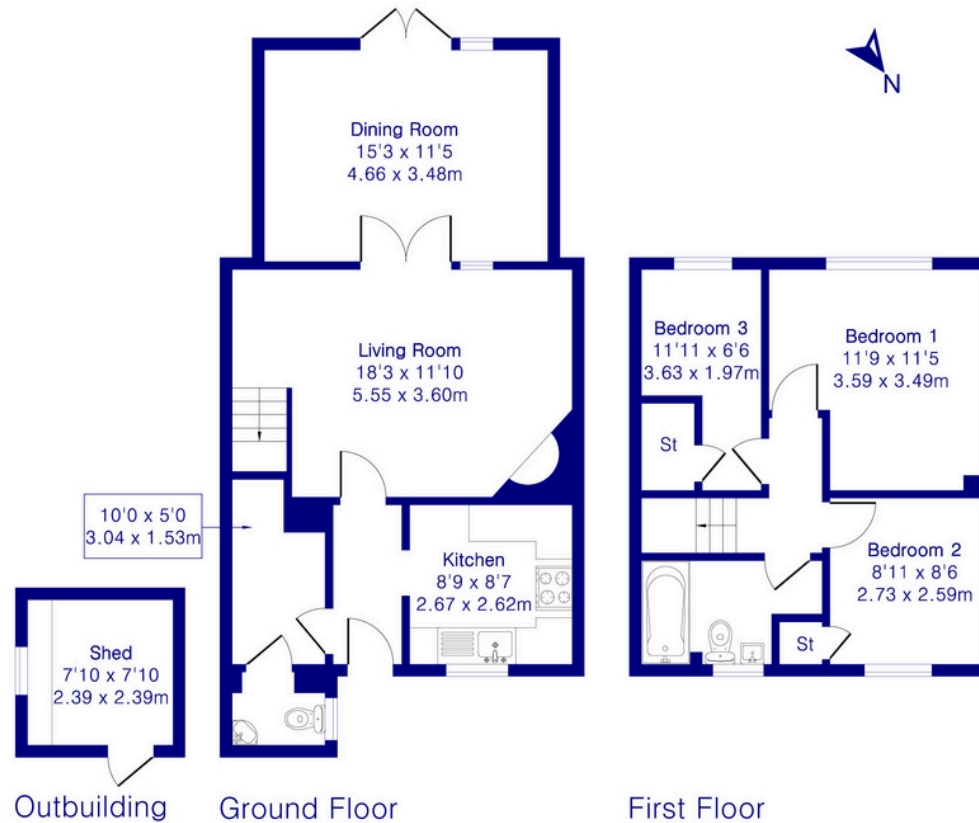


**Approximate Gross Internal Area 984 sq ft - 91 sq m
(Excluding Outbuilding)**

Ground Floor Area 593 sq ft – 55 sq m

First Floor Area 391 sq ft – 36 sq m

Outbuilding Area 61 sq ft – 6 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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