



16 Halifax Road, Bicester, OX26 4TG

Guide Price £450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A truly exceptional extended and improved three bedroom semi-detached house, offering spacious and adaptable accommodation. Situated in a mature and popular area convenient to both stations. This outstanding property is well designed and attractively presented. On the ground floor there is an entrance hall, three reception rooms, kitchen/dining room, storage room, utility room and cloakroom. All three bedrooms are doubles, located on the first floor, with ensuites to two of the bedrooms as well as a family bathroom with separate shower. There is a front garden with driveway and exceptional parking. The rear garden is landscaped with patio and seating areas. Viewing highly recommended.

MATERIAL INFORMATION

A three bedroom semi-detached house of traditional construction. Mains; water, gas, drainage and electricity are connected. Gas fired central heating to radiators. Broadband - Ofcom states that all broadband speeds up to and including Ultrafast are likely to be available. Mobile phone availability - Ofcom states that the predicted availability is likely to be; EE good indoor and out, Three and Vodafone, good out doors and variable indoors, 02 good outdoor. The garage is converted to accommodation approximately 16 years ago, planning consent would not have been required, Building Regulations Consent were not obtained. 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.

Local Authority: Cherwell District Council - C. EPC - C





Key Features

- Extended three bedroom semi-detached house
- Three double bedrooms (two with ensembles)
- Excellent location accessible to both stations
- Convenient to the town centre and local schools
- Three reception rooms
- Large kitchen/dining room
- Ground floor cloakroom, utility and storage
- Stylish bathroom with separate shower cubicle
- Ample parking
- Viewing highly recommended

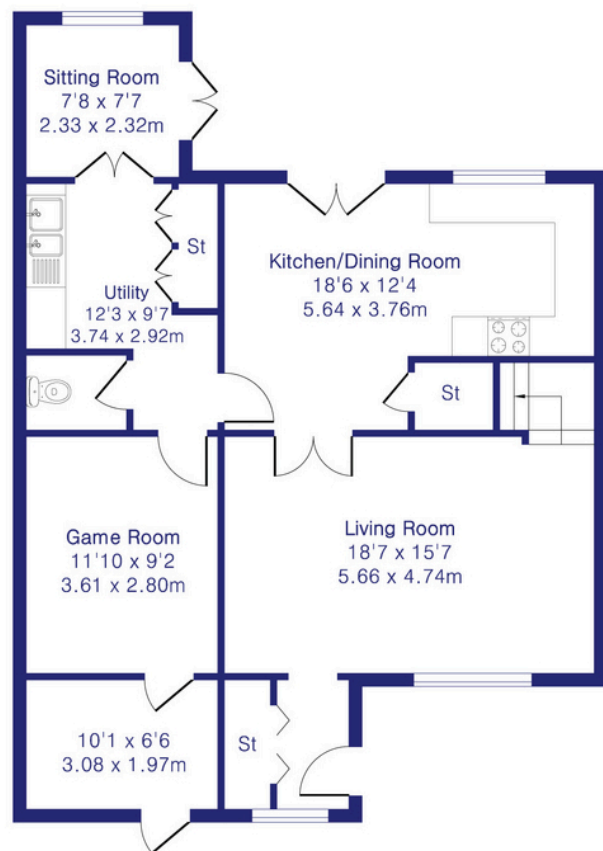
The Location

Enjoying an excellent position on Halifax Road, which is within a mature and highly popular area. Local schools and both stations are usually accessible. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 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.

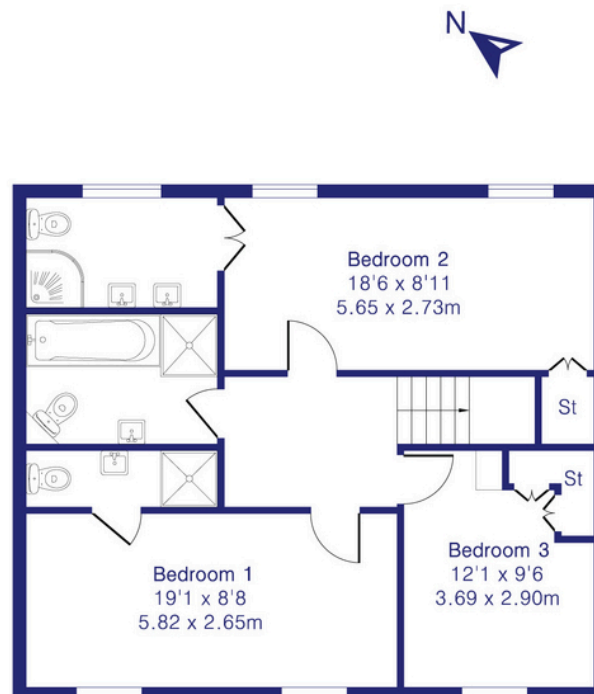
Approximate Gross Internal Area 1563 sq ft - 146 sq m

Ground Floor Area 867 sq ft – 81 sq m

First Floor Area 696 sq ft – 65 sq m



Ground Floor



First Floor



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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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