



4 Hill View, Buckingham Road, Bicester, OX26 3ER

Guide Price £385,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

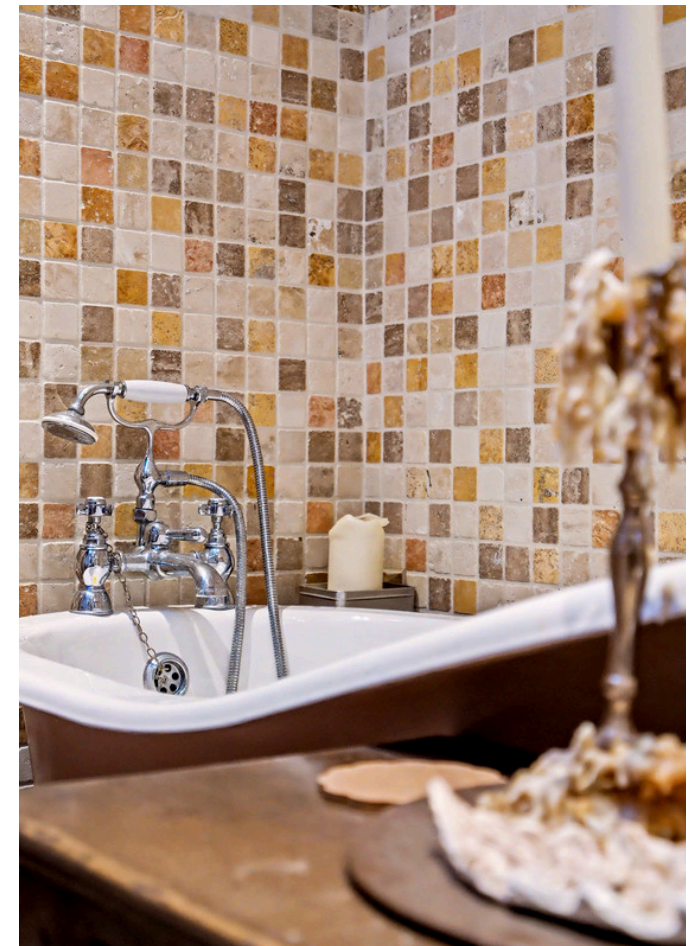
A late Victorian end of terrace period home which retains many attractive period features. The property is well presented and extended. Ideally located close to the rail station, town centre and shops.

Off the hall the stairs rise to the first floor and the open plan sitting dining room is to your left with beams, two fireplaces and exposed floorboards. The dining room is off a small hall which has a cloakroom and leads into the extended kitchen. The kitchen is fitted with wall and base units, a tiled floor and French doors to the garden. Upstairs the principal bedroom has exposed floorboards and fitted wardrobes, there is a further double and a single bedroom and a spacious indulgent four piece bathroom with a separate shower. The rear garden is part walled with a patio, lawn and flower beds. There is no allocated parking but on street parking is available on neighbouring unrestricted roads.

The property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Standard and Superfast broadband are available (checker.ofcom.org.uk). Mobile – according to Ofcom there is good outdoor and in home coverage for EE and good outdoor and variable in home coverage for 02, Three & Vodaphone (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 - C. EPC - D





Key Features

- Three Bedrooms
- Open Plan Sitting Dining Room
- Extended Kitchen
- Indulgent Bathroom
- Cloakroom
- Enclosed Rear Garden
- Attractive Period Features
- Built in 1899
- Gas Central Heating to Radiators
- Close to Rail Station, Shops and Town Centre

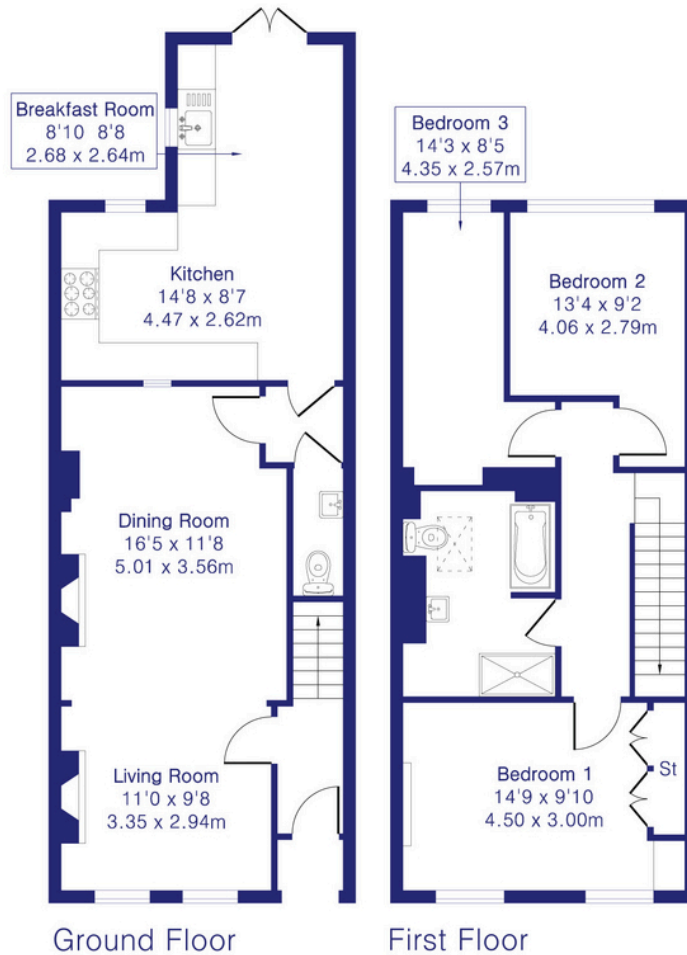
The Location

Local Shops 0.2m
Bicester Market Square 0.8m
Bicester Village 1.0m
Bicester North Station (London Marylebone from approx. 50 mins) 0.2m
Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 1.0m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 0.6m
All times and distances are approximate.

Approximate Gross Internal Area 1126 sq ft - 105 sq m

Ground Floor Area 601 sq ft – 56 sq m

First Floor Area 525 sq ft – 49 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.

Bicester Office

39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253

E bicester@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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