



34 Medina Gardens, Bicester, OX26 2XQ

Guide Price £290,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

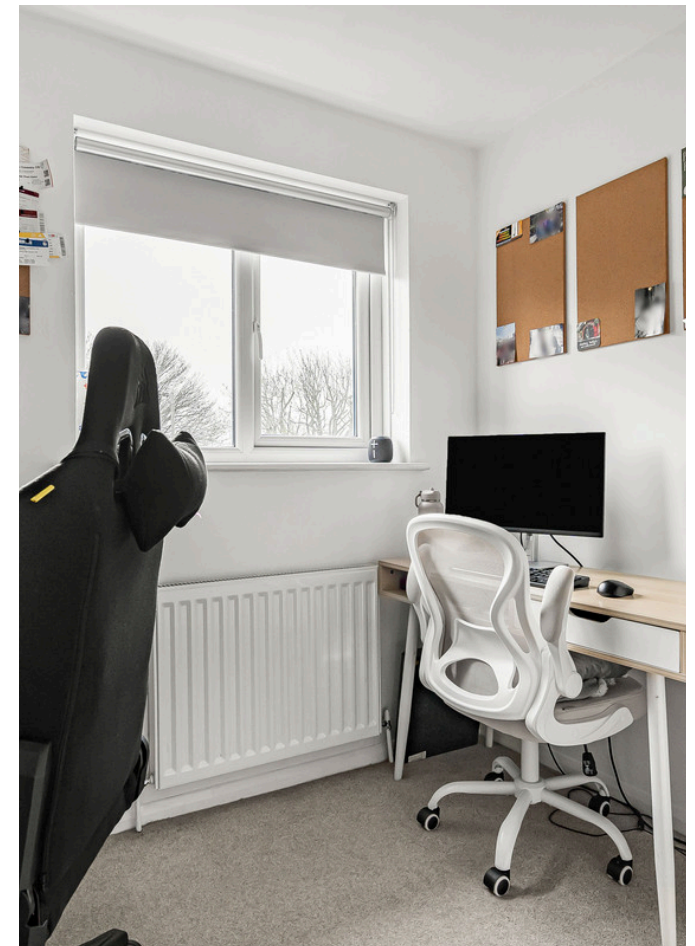
A well presented two bedroom end of terrace home in the corner of a quiet close. There is a larger than average garden, two parking spaces and a very handy secure covered store at the side. It is ideally located close to the shops and amenities. An enclosed porch leads you through to the open plan ground floor with a sitting room and the stairs separating the kitchen/dining room with doors out to the garden. There are two bedrooms, one a double, one a single bedroom along with the family bathroom. Outside are two allocated parking spaces and to the rear there is a choice of patios and lawn with a secure store shed at the side

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). Mobile – according to Ofcom there is good outdoor and variable in home coverage for Three and good outdoor coverage for EE, O2 & 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. 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 - B. EPC - tbc





Key Features

- Two Bedrooms
- Sitting Room
- Kitchen and Open Plan Dining or Family Room
- Bathroom
- Enclosed Entrance Hall
- Larger Than Average Garden
- Two Parking Spaces
- Secure Store at the Side
- Quiet Position
- Gas Central Heating to Radiators

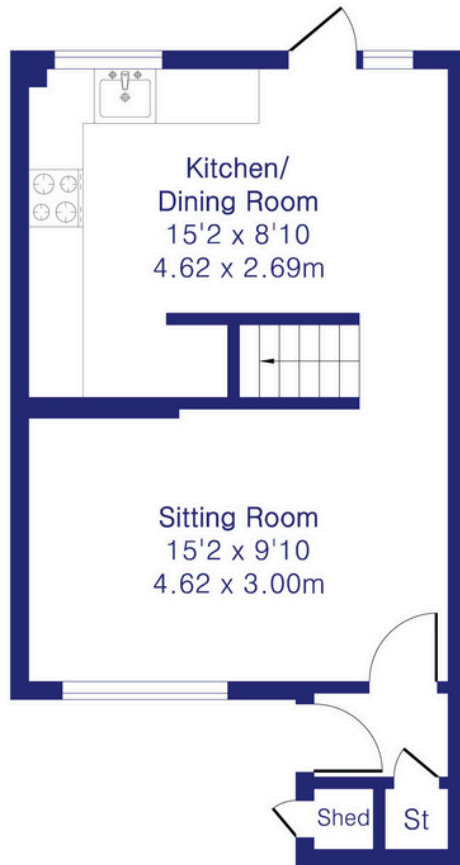
The Location

Local Shops 200ft
Bicester Market Square 1.3m
Bicester Village 0.9m
Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 1.4m
Bicester North Station (London Marylebone from approx. 50 mins) 1.5m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.2m
All times and distances are approximate.

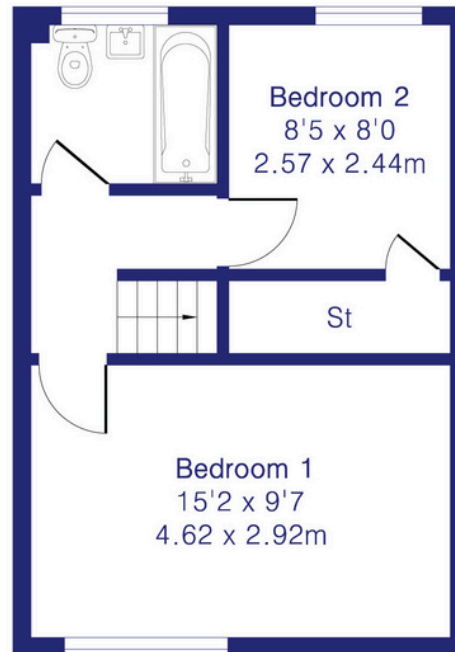
Approximate Gross Internal Area 701 sq ft - 65 sq m

Ground Floor Area 365 sq ft – 34 sq m

First Floor Area 336 sq ft – 31 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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