

26 Maple Road, Bicester, OX26 6QX

Guide Price £375,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS







The Property

An extended three bedroom semi detached home in need of updating with a large garden. It is ideally located towards the end of a quiet close, close to Longfields Primary School and the town centre

From the hall there is a bright sitting room, a wet room adapted for disabled use and a dining room ahead of you which is open plan into the kitchen. There are three or four bedrooms (one bedroom previously divided in two). The front garden has lawn and flower beds and is flanked by a driveway with parking for at least three cars, whilst the rear is laid to lawn with mature trees and shrubs, incorporating an additional garden beyond.

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







Key Features

- Three or Four Bedroms
- Sitting Room
- Dining Room Open Plan to the Kitchen
- Wet Room Adapted for Disabled Use
- Ramp to the Front Door
- Super Private Large Mature Rear Garden
- In Need of Updating and Modernisation
- Three Parking Spaces
- Gas Central Heating to Radiators
- Close to Longfields Primary School and Town Centre

The Location

Local Shops 0.3m
Bicester Market Square 0.6m
Bicester Village 0.9m
Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 0.8m
Bicester North Station (London Marylebone from approx. 50 mins) 0.5m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 0.5m
All times and distances are approximate.

Approximate Gross Internal Area 935 sq ft - 87 sq m

Ground Floor Area 519 sq ft – 48 sq m

First Floor Area 416 sq ft – 39 sq m



Ground Floor First Floor

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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