



103 Buckingham Road, Bicester, OX26 3ES

Guide Price £460,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A three bedroom detached house with parking and a large garden, perfect for the next custodian to impart their own taste. Ideally located a 'stones throw' from the bus stop, shops, doctors and close to Bicester North Station and the schools. From the hall there are doors to the dining room, which is open plan into the sitting room and leads to the conservatory at the rear. The kitchen/breakfast room has a storeroom off and leads out to the garden. Upstairs are two double and a good size single bedroom along with a family bathroom and the toilet in a separate cloakroom. The front garden has a lawn and flower beds with a driveway providing parking for three/four cars. The rear garden is laid to lawn with outbuildings. There is an integral single garage, outside WC and coal store.

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 coverage outdoor and in home for EE & Vodaphone, with good outdoor and variable indoor coverage for O2 & Three (checker.ofcom.org.uk). The government portal generally highlights this as a medium flood risk postcode with a high chance of yearly flooding between 2040 and 2060. 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 E. EPC: C.





Key Features

- Three Bedrooms
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Garage and Parking for three to four cars
- Spacious Rear Garden
- Close to railway station
- Close to Shops
- Gas Central Heating to Radiators

The Location

Local Shops 0.1m
Bicester Market Square 0.7m
Bicester Village 1.0m
Bicester North Station (London Marylebone from approx. 50 mins) 0.3m
Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 1.1m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 0.7m



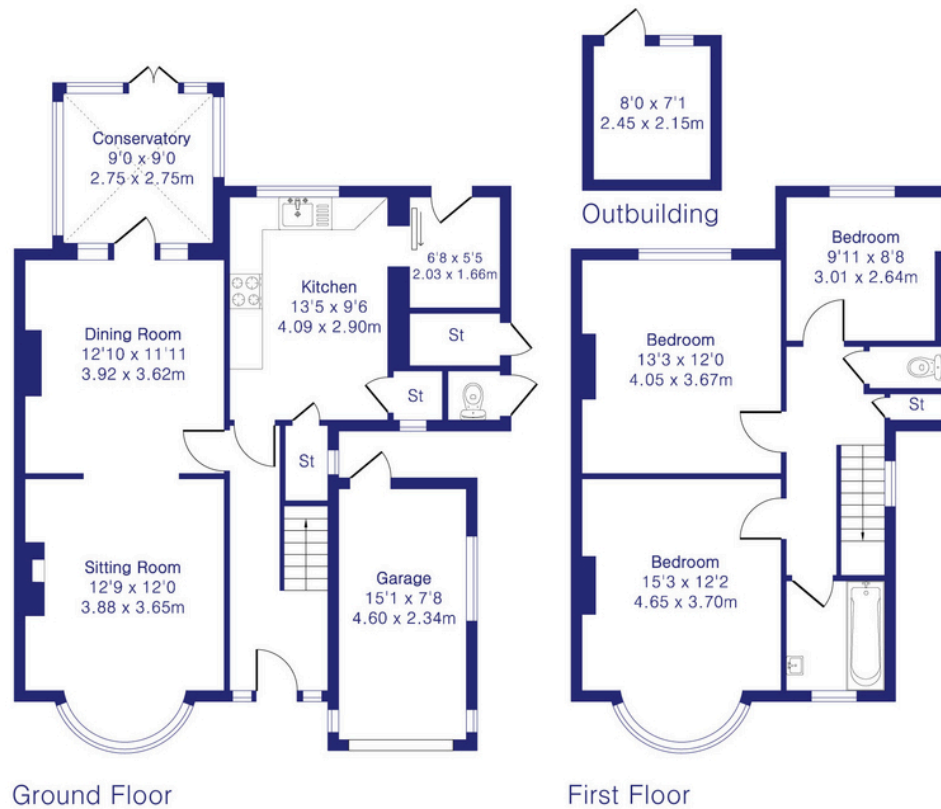
**Approximate Gross Internal Area 1305 sq ft - 121 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 745 sq ft – 69 sq m

First Floor Area 560 sq ft – 52 sq m

Garage Area 116 sq ft – 11 sq m

Outbuilding Area 57 sq ft – 5 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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