

3 Juniper Gardens, Bicester, OX26 3FS

Guide Price £220,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS







The Property

Super one bedroom house with a larger than average south facing back garden and located in the popular Southwold area of Bicester. No onward chain. This smart one bedroom chase style house is ready to move into. The ground floor is open plan, with a kitchen area adjacent to the front door and double doors to the back garden. There is a well proportioned double bedroom and a bathroom with a white suite. To the front there is parking and to the rear there is a well enclosed private south facing garden with pedestrian access. Viewing highly recommended.

MATERIAL INFORMATION:
A centre terraced one bedroom house traditionally constructed around 35 years ago.
Mains water, drainage and electricity are connected.
Heating - electric night storage heaters.
Broadband - according to Ofcom - it is likely that all broadband speeds including Ultrafast are available.
Likely predicted mobile phone availability - according to Ofcom; EE good outdoor and variable indoor, O2 good outdoor, Three good outdoor, Vodafone good outdoor.
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.
Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing.
Cherwell District Council Band: B
EPC rating: D.







Key Features

- Super centre terraced one bedroom house
- Chase style property
- No onward chain
- Open plan kitchen/living area
- Large double bedroom
- Bathroom with a white suite
- Parking to front of house
- Larger than average south facing private garden
- Popular Southwold location

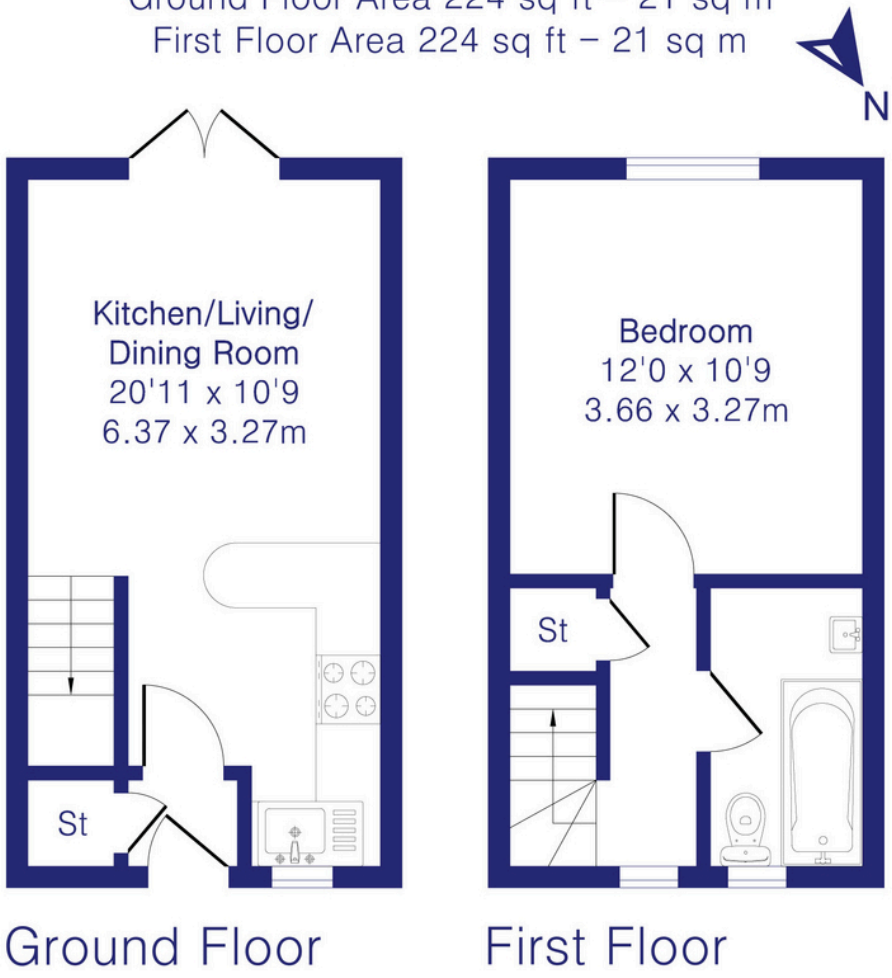
The Location

Located in the highly popular Southwold area of Bicester which offers; primary and nursery schools, a parade of shops and a central park. Bicester is a thriving historic market town with exceptional road and rail links. Both Junction 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 448 sq ft - 42 sq m

Ground Floor Area 224 sq ft – 21 sq m

First Floor Area 224 sq ft – 21 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

THOMAS MERRIFIELD
SALES LETTINGS