



4 Hornbeam Road, Bicester, OX26 3XZ

Guide Price £300,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

An absolutely exceptional two bedroom house in the highly desirable Southwold area. This stunning two bed has been meticulously updated and reconfigured to provide a great home. Improvements include a open plan ground floor, an outstanding kitchen, a beautifully refitted shower room, updated electrical installation, modern boiler and much more. The beautifully fitted kitchen is sold together with appliances, including; dishwasher, induction hob, recycle bin, microwave/grill, oven, fridge/freezer, washing machine and waste disposal in the sink. The open plan ground floor is light and bright with double doors to the rear garden. Both bedrooms are doubles and there is a refitted shower room. Outside there is a well enclosed and larger than average garden and parking. Viewing highly recommended.

### MATERIAL INFORMATION

A two bedroom terraced property constructed approximately 30 days ago. Mains; gas, electricity, water and drainage are connected. Gas fired central heating to radiators. Broadband - according to Ofcom - all broadband speeds up to and including Ultrafast are available. Predicted mobile phone availability - according to Ofcom - indoors all service providers are predicted to have limited availability for both voice and data, with the exception of O2 who are likely to have availability for data. Outdoors all service providers are likely to have availability for both voice and data.

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. Local Authority: Cherwell District Council - B. EPC - C





## Key Features

- Superbly updated and reconfigured house
- Two genuine double bedrooms
- Light bright open plan living
- Beautifully refitted bathroom
- Parking and garden
- Situated in a small close
- Located in the desirable Southwold area
- Excellent local amenities
- See our website for up to date material information

## The Location

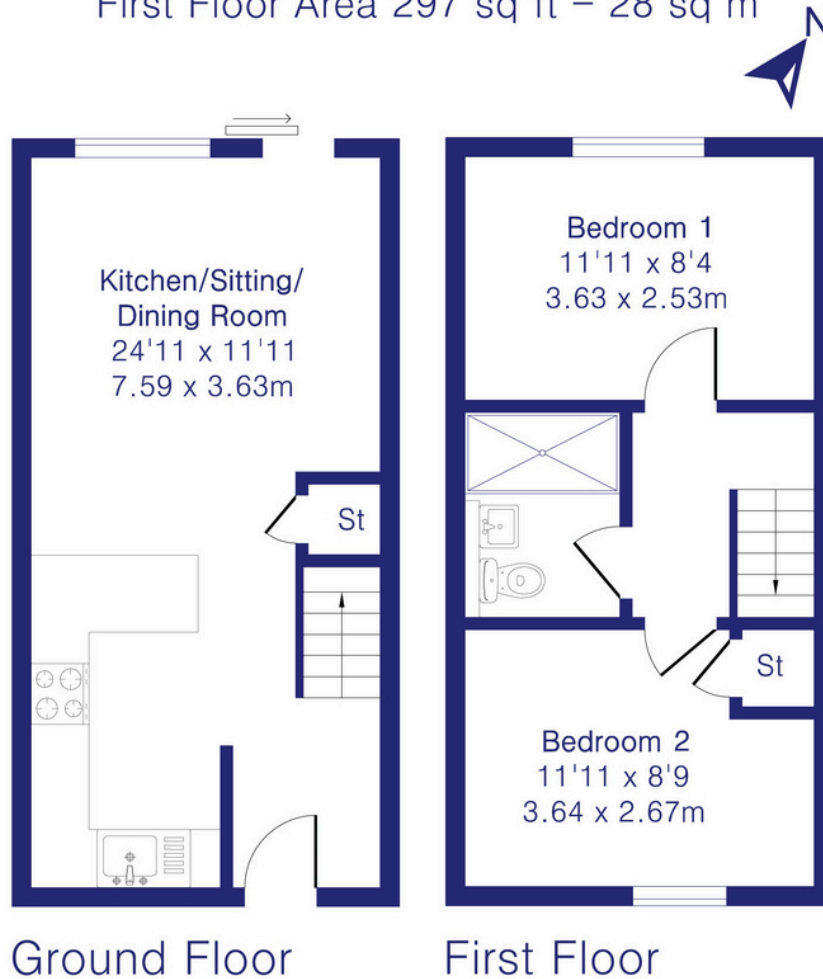
Situated in a pleasant close within the highly popular and mature Southwold development. Southwold has a central park, nursery and primary schools, as well as a thriving parade of shops. Bicester North Station is within easy walking distance. Bicester is a busy, historic market town with exceptional road and rail links. Both Junctions 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 594 sq ft - 56 sq m

Ground Floor Area 297 sq ft – 28 sq m

First Floor Area 297 sq ft – 28 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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