



70 Hornbeam Road, Bicester, OX26 3XZ

Guide Price £390,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A super three bedroom link detached house in an end of close location, in the highly popular mature Southwold area. No onward chain. There is a large living room reconfigured having converted the integral garage. A large kitchen dining room and a conservatory. All bedrooms are on the first floor, there is an ensuite to the master bedroom. Outside there is particularly generous parking with an area opposite the house also in its ownership, whilst the rear garden is well enclosed with a number of outbuildings. Viewing highly recommended.

AGENTS NOTES

A three bedroom detached house, probably constructed around 40 years ago. Mains; water, drainage, electricity and gas are connected. Heating - gas fired central heating to radiators. Broadband - according to Ofcom it is likely that all broadband speeds including Ultrafast are available. Likely predicted mobile phone availability - according to Ofcom; EE and Vodafone good outdoor and variable indoor, O2 and Three 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 - D. EPC - D.





Key Features

- Super three bedroom linked detached house
- End of close location
- No Chain
- Large living accommodation
- Ensuite to master bedroom
- Generous parking
- Mature and popular area
- Viewing highly recommended
- No onward chain

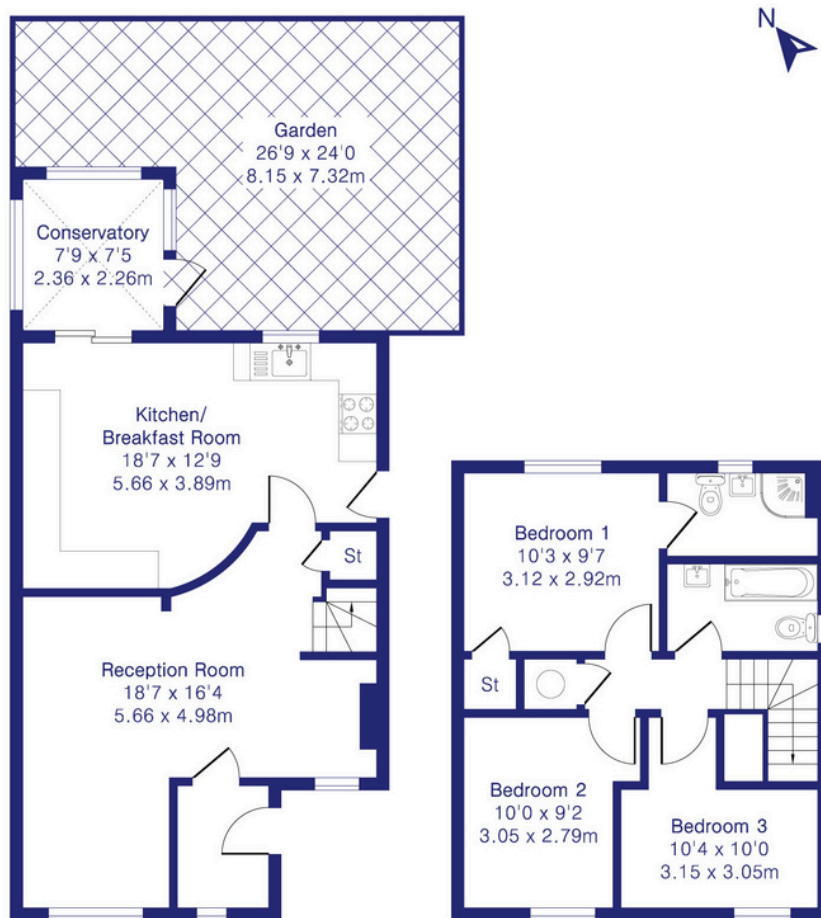
The Location

Very pleasantly situated in a near to end of close position within the highly desirable and popular Southwold area. Southwold is a mature development with an attractive central park, a parade of shops, nursery and primary school. 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 1000 sq ft - 93 sq m

Ground Floor Area 576 sq ft – 54 sq m

First Floor Area 424 sq ft – 39 sq m



Ground Floor

First Floor

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