



37 Lyneham Road, Bicester, OX26 4FN

Guide Price £315,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extended two double bedroom semi detached house with an attached garage, conservatory and larger than average garden. Located in a quiet close with good access to the shops and ring road.

The hall leads you into the sitting room with a fireplace, a modern fitted kitchen at the rear with a door to the conservatory. Upstairs there are two double bedrooms and a bathroom. The front garden is low maintenance with a driveway providing a parking space and access into the single garage. The rear garden has two patios, a lawn and flower beds.

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 outdoor and in home coverage for EE and good outdoor with variable in home coverage for O2, Three & Vodaphone (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 -



Key Features

- Two Double Bedrooms
- Sitting Room
- Fitted Kitchen
- Conservatory
- Bathroom
- Larger than Average Rear Garden
- Garage and Parking Space
- Gas Central Heating to Radiators
- No Onward Chain

The Location

Local Shops 0.3m
Bicester Market Square 1.4m
Bicester Village 1.8m
Bicester Village Station (London Marylebone from approx. 57 mins, Oxford from approx. 16 mins) 1.5m
Bicester North Station (London Marylebone from approx. 50 mins Birmingham New Street from approx. 1hr 17 mins) 1.3m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.3m
All times and distances are approximate.

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.

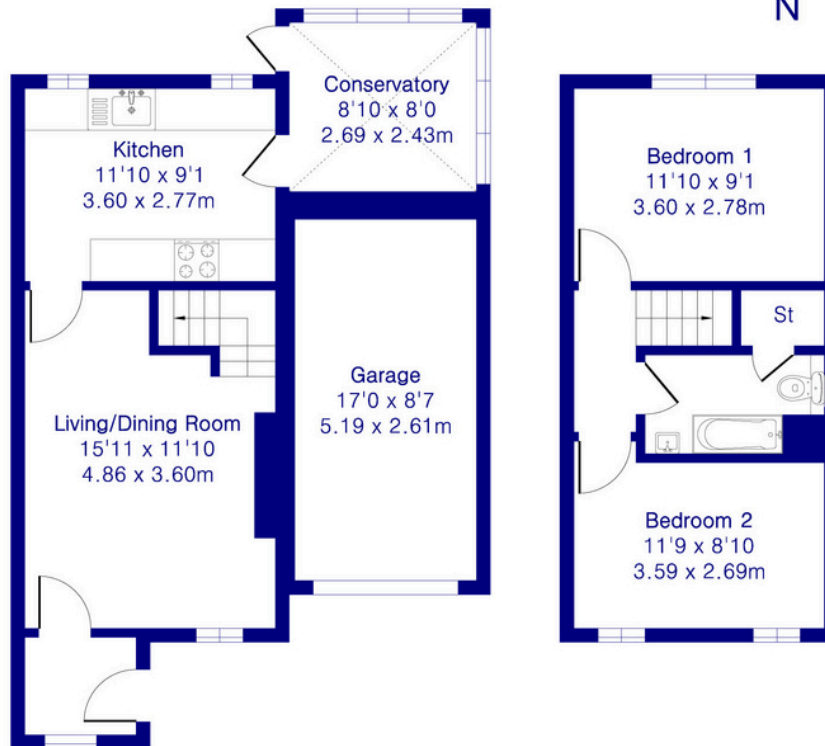
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Approximate Gross Internal Area 702 sq ft - 65 sq m
(Excluding Garage)**

First Floor Area 401 sq ft – 37 sq m

Second Floor Area 301 sq ft – 28 sq m

Garage Area 146 sq ft – 14 sq m



First Floor

Second Floor

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