



21 Oxlip Lyes, Bicester, OX26 3ED
Offers In Excess Of £400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented three bedroom town house with exceptionally spacious family accommodation over three floors. Located within a desirable road in the highly popular Bure Park area of Bicester. South west facing rear garden. This delightful property has an entrance hall with cloakroom off, a well proportioned sitting room with bay window to front and a super kitchen/diner with double doors to the rear garden. The upper floors provide three large bedrooms with one of them having an ensuite and the main bathroom. Gardens to front and rear. Garage and parking. Viewing highly recommended.

MATERIAL INFORMATION

A traditionally constructed three bedroom town house believed to be built approximately 25 years ago. Mains; water, drainage, electricity and gas are connected. Heating - gas fired central heating to radiators. 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. Cherwell District Council - C. EPC - C.



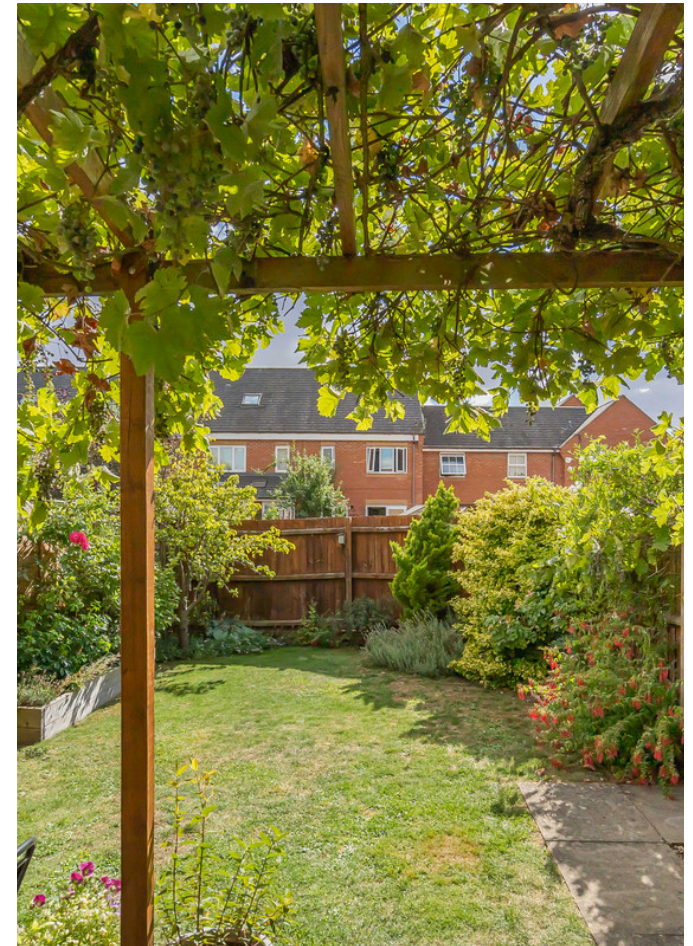


Key Features

- Beautifully presented three bedroom town house
- Exceptionally spacious with ensuite over archway
- All living accommodation on ground floor
- Sitting room with bay window
- Dining room opening to kitchen
- Ground floor cloakroom and storage
- Three good bedrooms with ensuite to master
- South west facing rear garden
- Garage and parking
- Viewing highly recommended

The Location

Pleasantly located in a no-through road in the highly desirable area of Bicester. Bure Park offers primary and nursery school, a thriving parade of shops and a public house. The property is within a mile of Bicester North Station. 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.

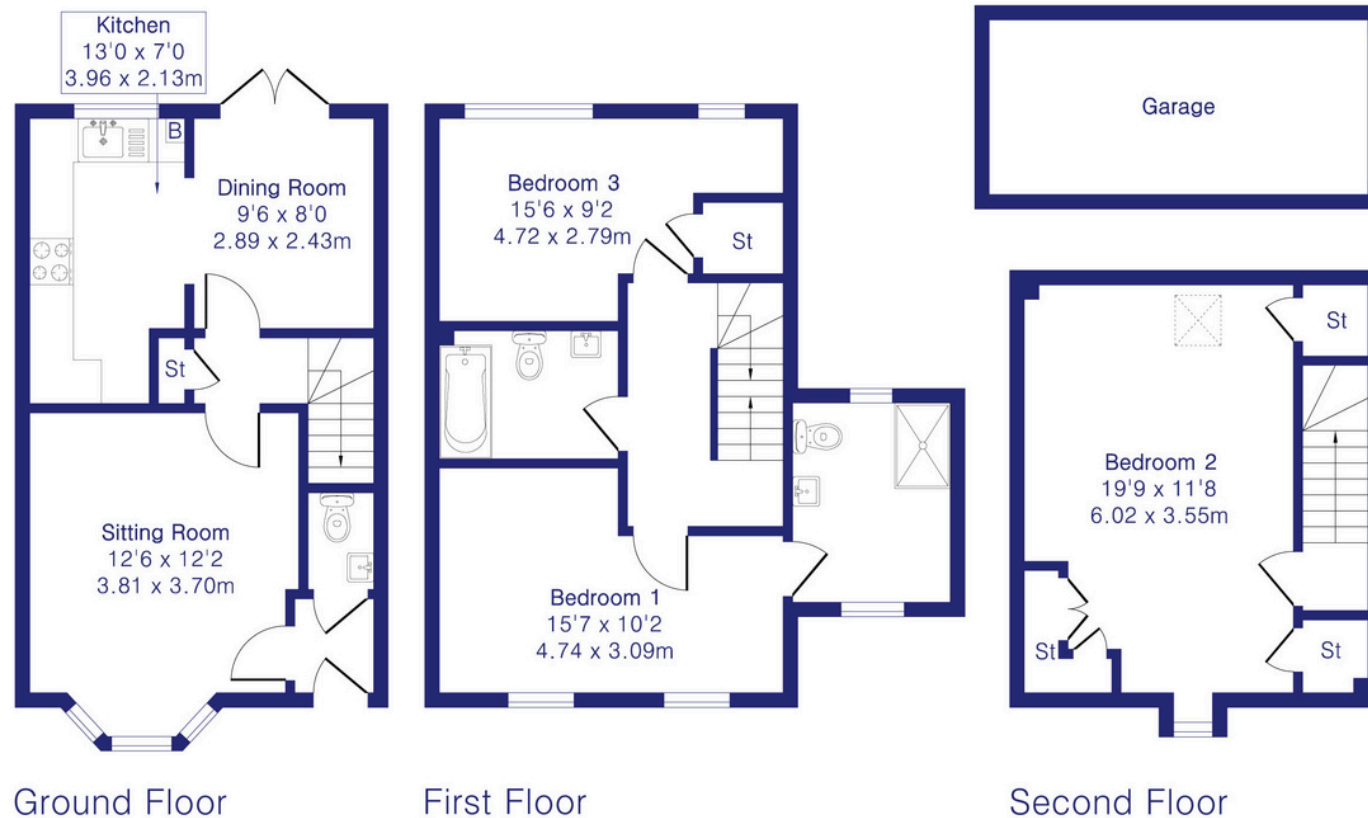


**Approximate Gross Internal Area 1166 sq ft - 109 sq m
(Excluding Garage)**

Ground Floor Area 414 sq ft – 39 sq m

First Floor Area 472 sq ft – 44 sq m

Second Floor Area 280 sq ft – 26 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.

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