



7 Shannon Road, Bicester, OX26 2RH

Guide Price £375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

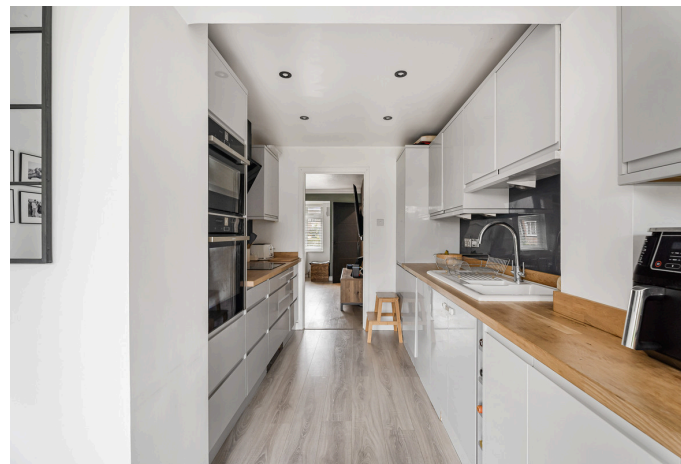
A super, very well presented and extended three bedroom end of terrace home, with a super open plan kitchen/dining room, a very handy hallway with fitted cupboards and a cloakroom. The property looks over a green open space and is close to the local shops, school and amenities.

The hallway has a super wall of handy cupboards, perfect for coats and boots, and a cloakroom at the far end and the stairs to the first floor. The sitting room is a large open plan area with doors to the super, bright and airy open plan kitchen/dining room which has a vaulted ceiling, doors out to the garden and includes the original kitchen. Upstairs are three bedrooms and a modern bathroom. The rear garden has a patio and lawn

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 Three and good outdoor coverage for EE, O2 & 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

- Three Bedrooms
- Sitting Room
- Open Plan Kitchen Dining with a Vaulted Ceiling
- Hallway with a Wall of Fitted Cupboards
- Cloakroom
- Enclosed and Private Garden
- Garage
- Open Outlook at the Front
- Gas Central Heating to Radiators

The Location

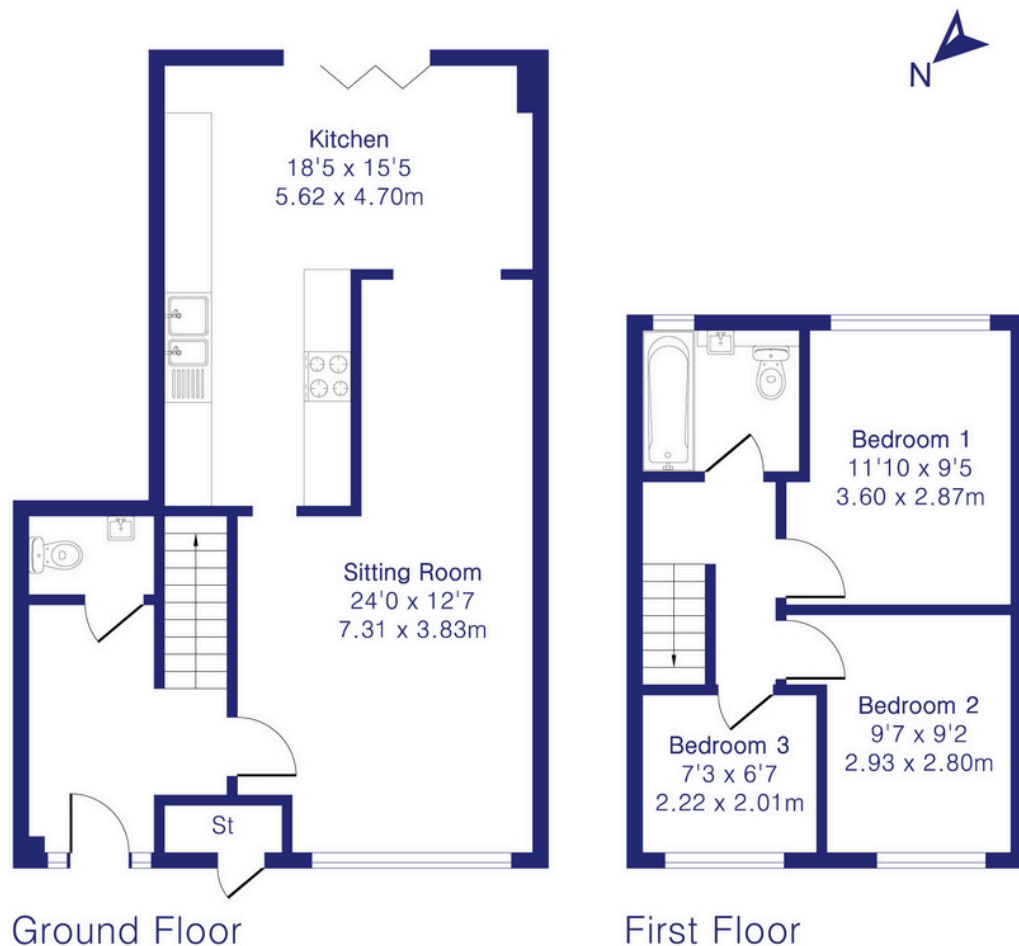
Local Shops 0.1m
Kings Meadow Primary School 0.5m
Bicester Market Square 1.3m
Bicester Village 0.9m
Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 1.4m
Bicester North Station (London Marylebone from approx. 50 mins) 1.6m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.3m



Approximate Gross Internal Area 925 sq ft - 86 sq m

Ground Floor Area 588 sq ft – 55 sq m

First Floor Area 337 sq ft – 31 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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