



62 Bucknell Road, Bicester, OX26 2DS

Guide Price £450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A three bedroom detached home with a good size garden, ideally located a 'stones throw' from; a parade of local shops, a primary school, the town centre, also bus and rail links. From the hall the dual aspect sitting/dining room runs the length of the house with French doors into the garden. Ahead of you is the fitted kitchen leading into a utility room with a handy cloakroom and store taken from the far end of the garage. Upstairs there are three bedrooms and a family bathroom. The front garden has a flower/shrub bed and parking for three cars with access to the garage. The rear garden has a lawn, a choice of patios 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. Mobile – according to Ofcom there is good outdoor and in home coverage for Three, good outdoor and variable in home coverage for O2 & Vodafone and good outdoor coverage for EE (checker.ofcom.org.uk). The government portal generally highlights this as high annual risk and Yearly chance of flooding between 2040 and 2060 surface water flood and risk postcode. 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. Local Authority: Cherwell District Council - D. EPC - D





Key Features

- Three Bedrooms
- Dual Aspect Sitting Dining Room
- Kitchen
- Utility
- Cloakroom
- Bathroom
- Garage
- Parking for Three Cars
- Gas Central Heating to Radiators
- Close to Shops and Primary School

The Location

Local Shops 100mtrs

Bicester Market Square 0.8m

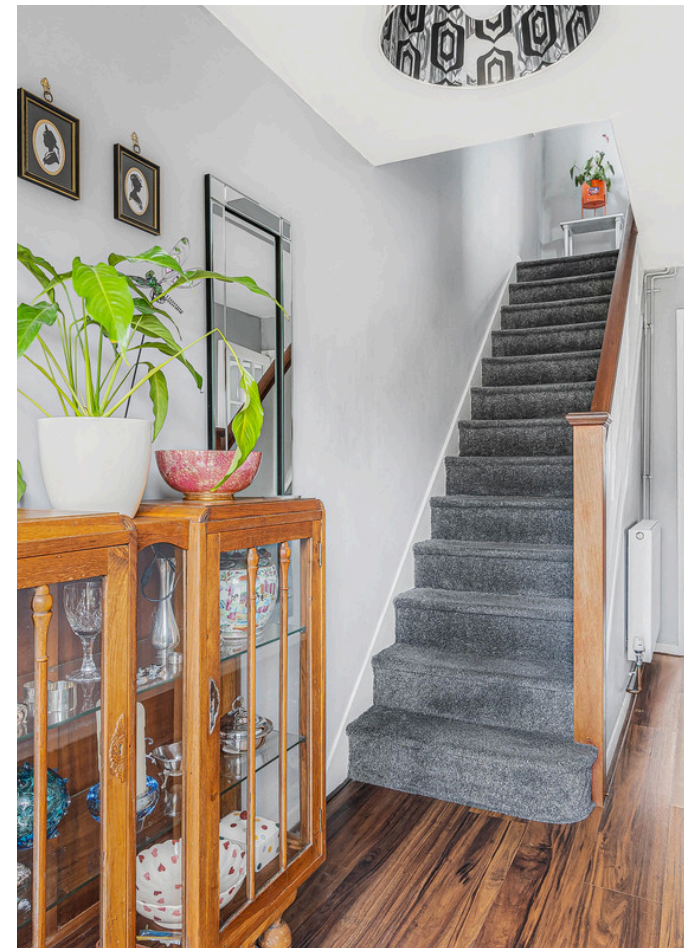
Bicester Village 0.9m

Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 1.0m

Bicester North Station (London Marylebone from approx. 50 mins) 0.7m

Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 0.6m

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.

Bicester Office
39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253
E bicester@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

Approximate Gross Internal Area 1152 sq ft - 107 sq m (Including Garage)

Ground Floor Area 709 sq ft – 66 sq m

First Floor Area 443 sq ft – 41 sq m



Ground Floor

First Floor

THOMAS
MERRIFIELD
SALES LETTINGS