



9 Ray Road, Bicester, OX26 2AG

Guide Price £340,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A three bedroom linked semi detached home with a good size garden and off street parking. The property is ideally located a short walk from the town centre and Bicester Village as well as the rail station and public transport.

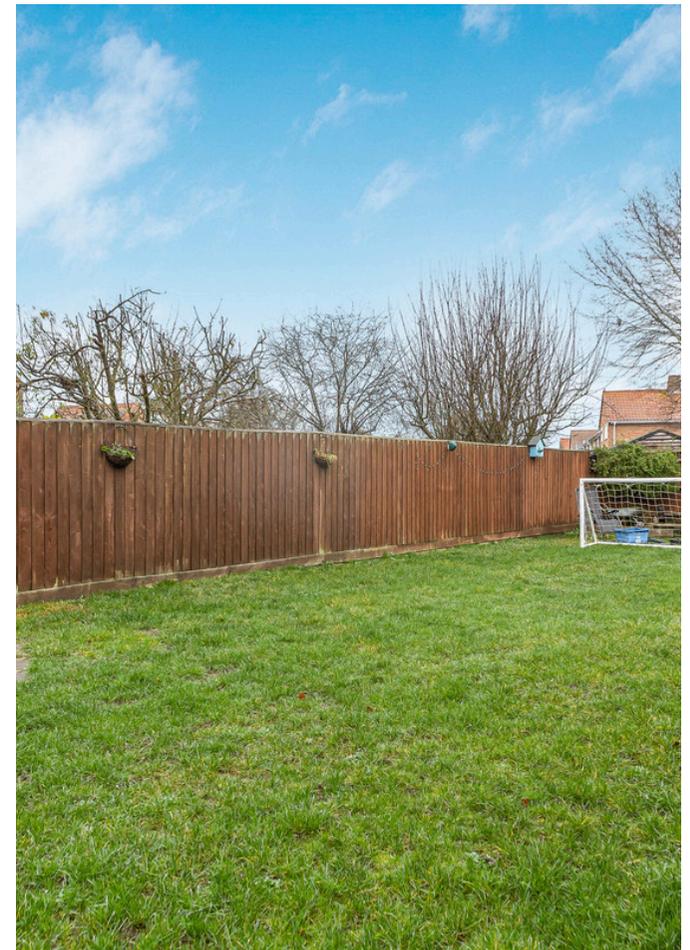
From the hall on your right is the dual aspect sitting/dining room with a fireplace and the fitted kitchen which leads into a utility room/boot room. Upstairs there are three bedrooms and a bathroom with a separate cloakroom. Outside the front garden allows parking for a car with EV charging and a bin store. The rear garden has a decking area, large shed and rear access

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 02, Three & Vodaphone and good outdoor coverage for EE (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 - B. EPC - C.





Key Features

- Three Bedrooms
- Dual Aspect Sitting Dining Room
- Kitchen
- Utility
- Bathroom
- Separate upstairs Cloakroom
- Good Size Garden
- Parking Space and EV Charger
- Close to Bicester Village
- Gas Fired Central Heating to Radiators

The Location

Directions

Local Shops 0.4m

Bicester Market Square 0.5m

Bicester Village 0.2m

Bicester North Station (London Marylebone from approx. 50 mins) 0.8m

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

Approximate Gross Internal Area 856 sq ft - 80 sq m (Excluding Outbuilding)

Ground Floor Area 428 sq ft – 40 sq m

First Floor Area 428 sq ft – 40 sq m

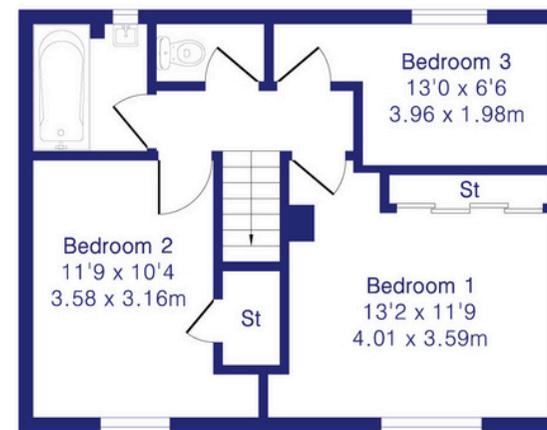
Outbuilding Area 94 sq ft – 9 sq m



Outbuilding



Ground Floor



First Floor

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