



32 Redwing Close, Bicester, OX26 6SR

Guide Price £325,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A super two bedroom, end of terrace property, beautifully presented offering; garage, driveway parking and an unusually private well proportioned rear garden. This lovely two bedroom property, must be viewed. There is a beautifully light living room with double doors to the rear garden, a well designed practical kitchen, two proper bedrooms and a smart bathroom. The back garden is a real asset to the property, being private, larger than average and south west facing.

AGENTS NOTES

A traditionally constructed two bedroom end of terrace house, built approximately 30 years ago. Mains; electricity, gas, water and drainage are connected. Heating; gas fired central heating to radiators. Broadband - according to Ofcom all broadband speeds are likely to be available. Likely predicted mobile availability according to Ofcom; Three good outdoor and variable indoor, EE, 02 and Vodafone, good outdoor. 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. Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing. Cherwell District Council - C. EPC - C.





Key Features

- Super two bedroom end of terrace
- Beautifully presented
- Garage and driveway parking
- Situated in a small close
- Large and beautifully light living room
- Well designed kitchen
- Smart bathroom
- Garage and driveway parking
- Unusually private south west facing rear garden

The Location

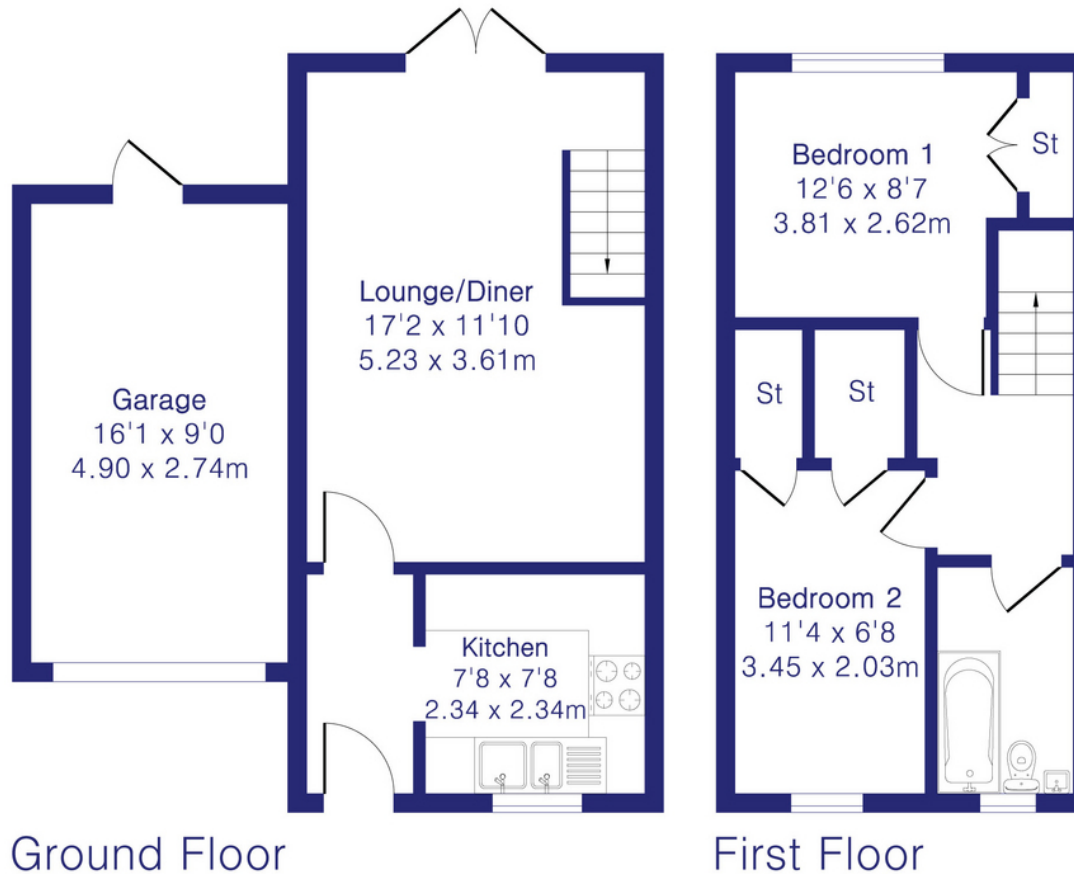
Ideally located in a quiet close within the highly popular New Langford area of Bicester. This location is convenient for town centre, Bicester Village and Bicester Village Station. Bicester is a thriving historic market town with exceptional road and rail links. Both Junction 9 and 10 of the M40 are 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 617 sq ft - 57 sq m
(Excluding Garage)**

Ground Floor Area 308 sq ft – 28 sq m

First Floor Area 309 sq ft – 29 sq m

Garage Area 146 sq ft – 14 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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