



71 Merlin Way, Bicester, OX26 6YG

Guide Price £475,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A smartly presented four bedroom detached house, with three reception rooms and an excellent location within the highly desirable original Langford area. No onward chain and ready to move into. This super four bedroom detached house offers; adaptable accommodation with well proportioned sitting room having bay window to the front, a separate dining room and play room or home office. The kitchen has a good range of storage units and extensive working surfaces. Additionally, on the ground floor there is a cloakroom and conservatory. All four bedrooms are on the first floor with a refitted en-suite to the master bedroom. To the front of the property there is side by side parking for two vehicles and the rear garden is principally laid to lawn with a patio area. Viewing highly recommended.

MATERIAL INFORMATION:

A traditionally constructed four bedroom detached house, probably built around 30 to 35 years ago.

Mains water, drainage, electricity and gas are connected.

Gas fired central heating to radiators.

According to Ofcom it is likely that all broadband speeds, including Ultrafast are available.

Likely predicted mobile phone availability - according to Ofcom; EE good outdoor and variable indoor, O2, Three and Vodafone all good outdoor.

Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing. 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. Council Band: D

EPC Rating: C.





Key Features

- A smartly presented four bedroom detached house
- Three reception rooms
- Quiet and excellent location
- Situated on original Langford Village
- No onward chain
- Large living room
- Separate living room and dining room
- Home office/family room and conservatory
- Driveway parking
- Viewing highly recommend

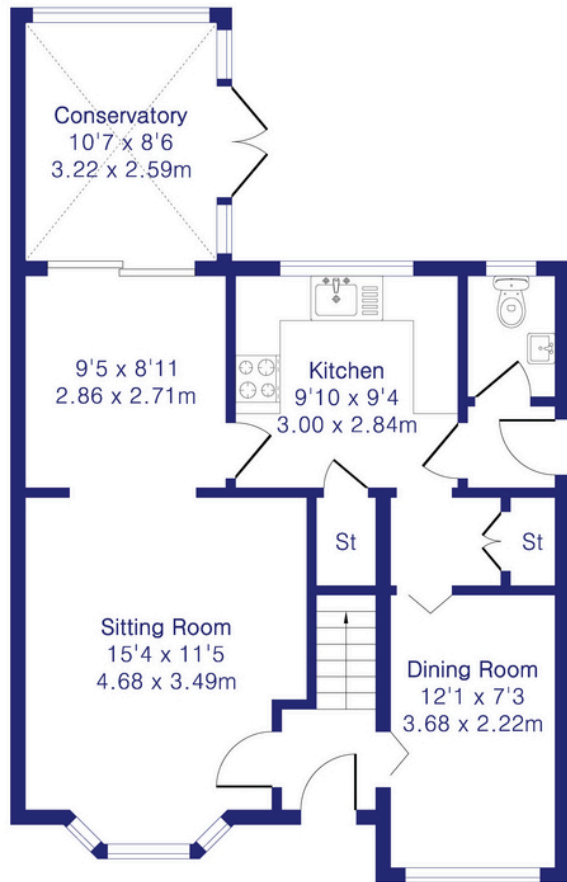
The Location

Pleasantly located towards the end of no through road in the highly desirable Langford Village area. The original part of Langford Village has a primary school, a vibrant parade of shops and a public house. 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.

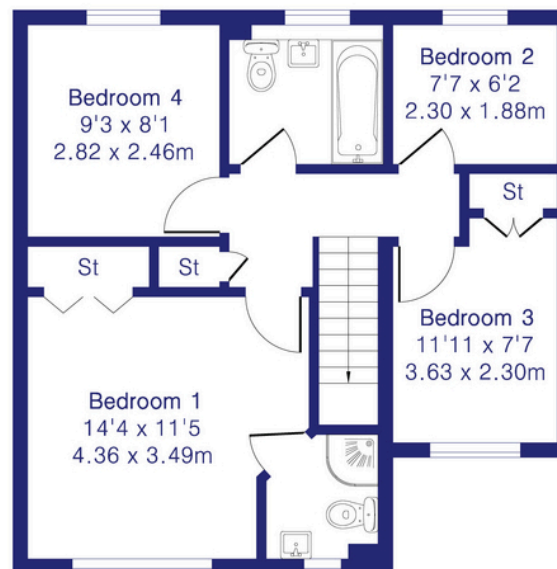
Approximate Gross Internal Area 1191 sq ft - 111 sq m

Ground Floor Area 677 sq ft – 63 sq m

First Floor Area 514 sq ft – 48 sq m



Ground Floor



First Floor

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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