



40 Graven Hill Road, Bicester, OX25 2BF

Guide Price £342,500 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

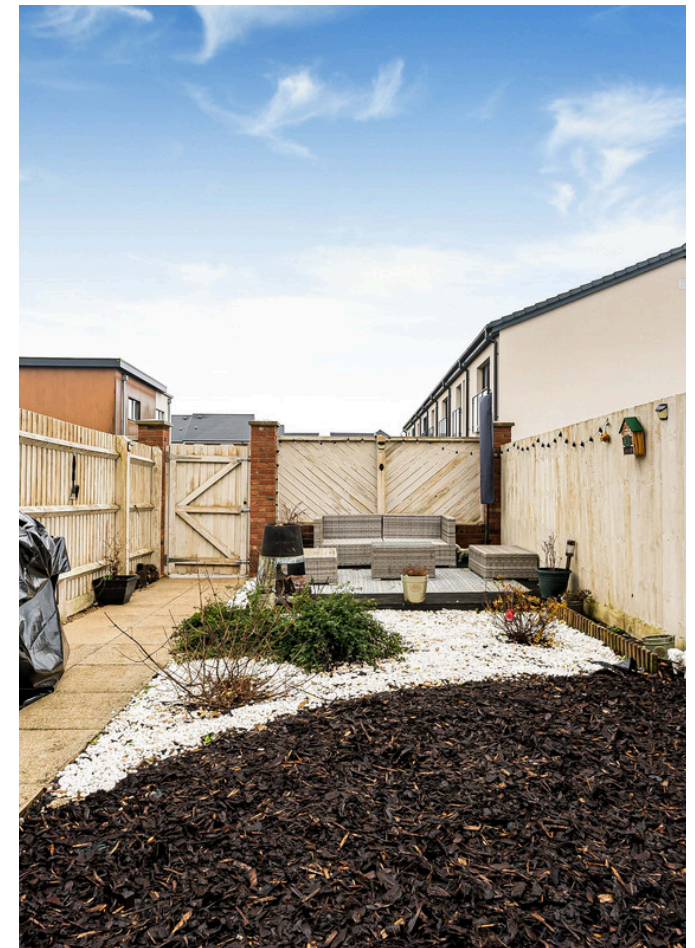
A two bedroom house, much larger than many three bedroom properties, situated in the cutting edge and highly desirable Graven Hill area. Ideally located for commuters with easy access to Bicester Village railway station and Bicester North railway station, offering regular services to London Marylebone and Oxford. This beautifully designed and presented house was completed approximately six years ago and offers open plan, modern living. There is a spacious entrance hall with excellent storage, a cloakroom/utility off. The open plan living space is light and bright with bi-fold doors to the rear garden and the kitchen area has a range of fitted appliances. On the first floor there are two generous double bedrooms and a smart family bathroom. Landscaped rear garden and two parking spaces.

MATERIAL INFORMATION

Traditionally constructed two bedroom centre terrace house completed in 2020. Mains; gas, electricity, water and drainage are connected. Gas fired central heating to radiators. There is a management company with a current charge of approximately £540 pa. Broadband - Ofcom states that it is likely that both standard and Ultrafast broadband are available. Likely predicted mobile phone availability according to Ofcom; Vodafone - good outdoor, variable indoor, EE, 02 and Three good outdoor. Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing.

Local Authority - Cherwell District Council - C. EPC - B.





Key Features

- Beautifully designed two bedroom house
- Ideally located for commuters using Bicester stations
- Exceptionally spacious accommodation
- Two good double bedrooms
- Highly energy efficient
- Light, bright open plan living
- Garden and parking
- Located in cutting edge development with lots of open space
- See our website for up-to-date material information.

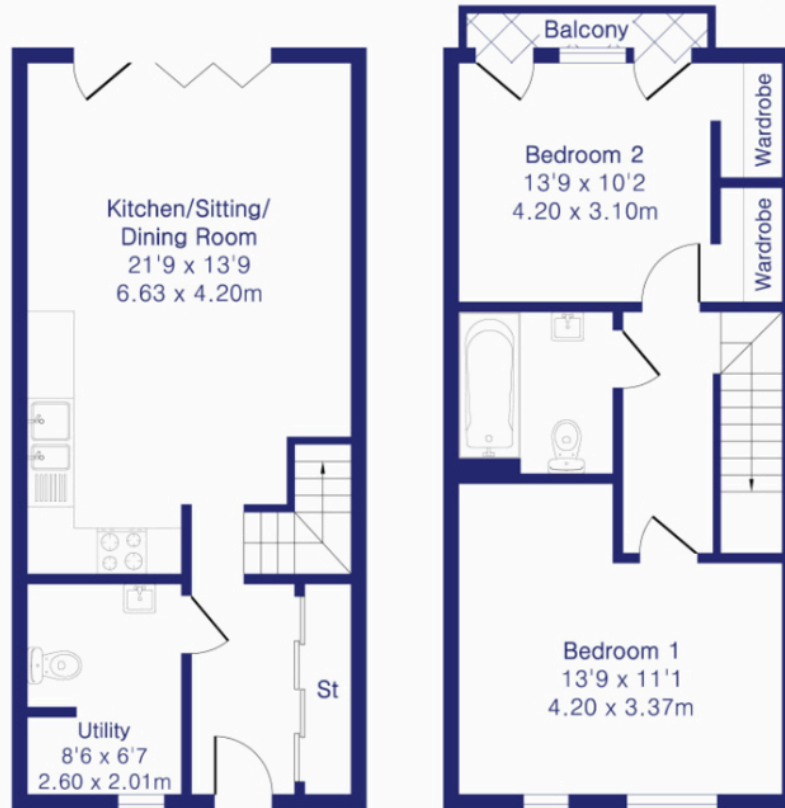
The Location

Pleasantly situated within easy walking distance for both the primary school and Graven Hill shops. Graven Hill lies only about one mile from Bicester Town Centre and is unusual amongst modern developments, having large areas of open space (including ancient woodland) and a strong sense of community. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 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 858 sq ft - 80 sq m

Ground Floor Area 429 sq ft - 40 sq m

First Floor Area 429 sq ft - 40 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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