



85 Merganser Drive, Bicester, OX26 6XT

Guide Price £315,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented and extended, two bedroom end of terraced home in a quiet courtyard. The property has easy access to the local amenities, Bicester Village and the town centre. From the enclosed entrance porch, you enter into the living room, the kitchen is on your left and a very useful additional reception room/occasional bedroom is on your right. Upstairs there are two bedrooms and a bathroom. Outside at the front are two parking spaces and to the side are a patio, lawn and flower beds.

PROPERTY INFORMATION

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 variable indoor coverage for EE and good outdoor coverage for O2, Three & Vodafone (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 - C. EPC - C.





Key Features

- Two Bedrooms
- Sitting Room
- Extended Additional Reception Room
- Kitchen
- Very Useful Porch
- Bathroom
- Enclosed Garden
- Two Parking Spaces
- Gas Central Heating to Radiators
- Close to Shops and Amenities

The Location

Local Shops 1.2m
Bicester Market Square 0.3m
Bicester Village 1.1m
Bicester North Station (London Marylebone from approx. 50 mins) 1.7m
Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 1.0m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.2m
All times and distances are approximate.

Thomas Merrifield and their clients give notice that:

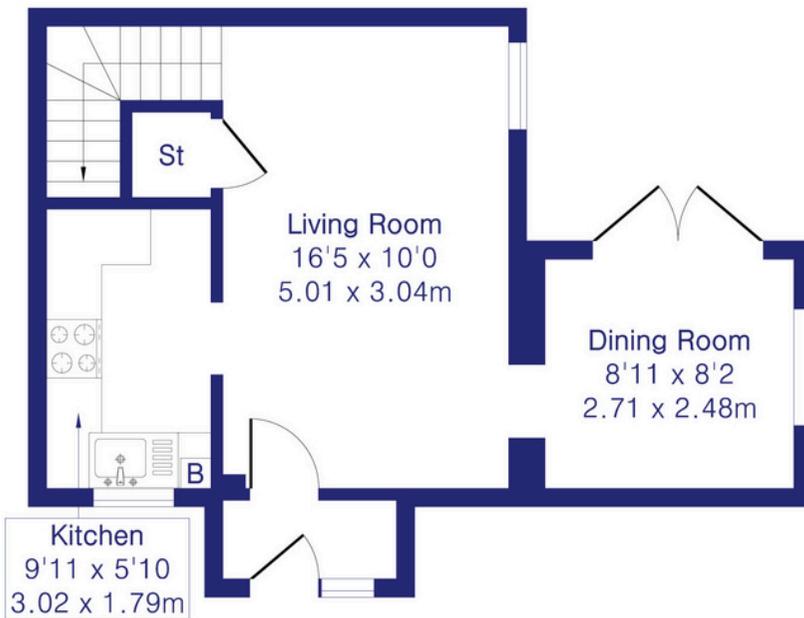
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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.

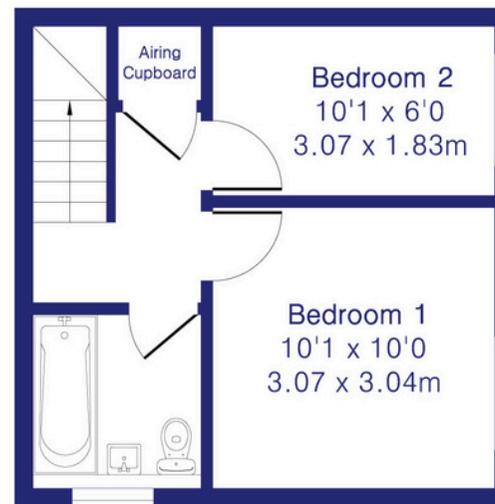
Approximate Gross Internal Area 645 sq ft - 60 sq m

Ground Floor Area 374 sq ft – 35 sq m

First Floor Area 271 sq ft – 25 sq m



Ground Floor



First Floor

Bicester Office

39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253

E bicester@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD

SALES LETTINGS