



71 Wear Road, Bicester, OX26 2FF

Guide Price £400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extended and well presented three bedroom link detached house with an attractive garden, cloakroom and utility. Ideally located with good access to the local shops, town centre, and Bicester Village.

An enclosed porch leads into the hallway off of which there is a spacious and extended open plan dual aspect sitting and dining room to your right with patio doors into the garden.

There is a fitted kitchen which in turn leads into a utility room with a very handy cloakroom and a door to the garage. The principal bedroom has been extended and there are two further bedrooms and a family bathroom. The front garden has been laid to hardstanding with parking for three cars and access to the garage. The rear has decked and gravelled patios, a lawn and flower beds.

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 Three, good outdoor with variable in home coverage for Vodafone and good outdoor coverage for EE & O2 (checker.ofcom.org.uk). We are aware of a planning appeal for a detached house to the right of the property (26/00029/REF) 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 of Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.





Key Features

- Three Spacious Bedrooms
- Extended open Plan Sitting and Dining Room
- Fitted Kitchen
- Utility and Cloakroom
- Attractive Private Rear Garden
- Corner Plot
- Garage
- Three Parking Spaces
- Gas Central Heating to Radiators

The Location

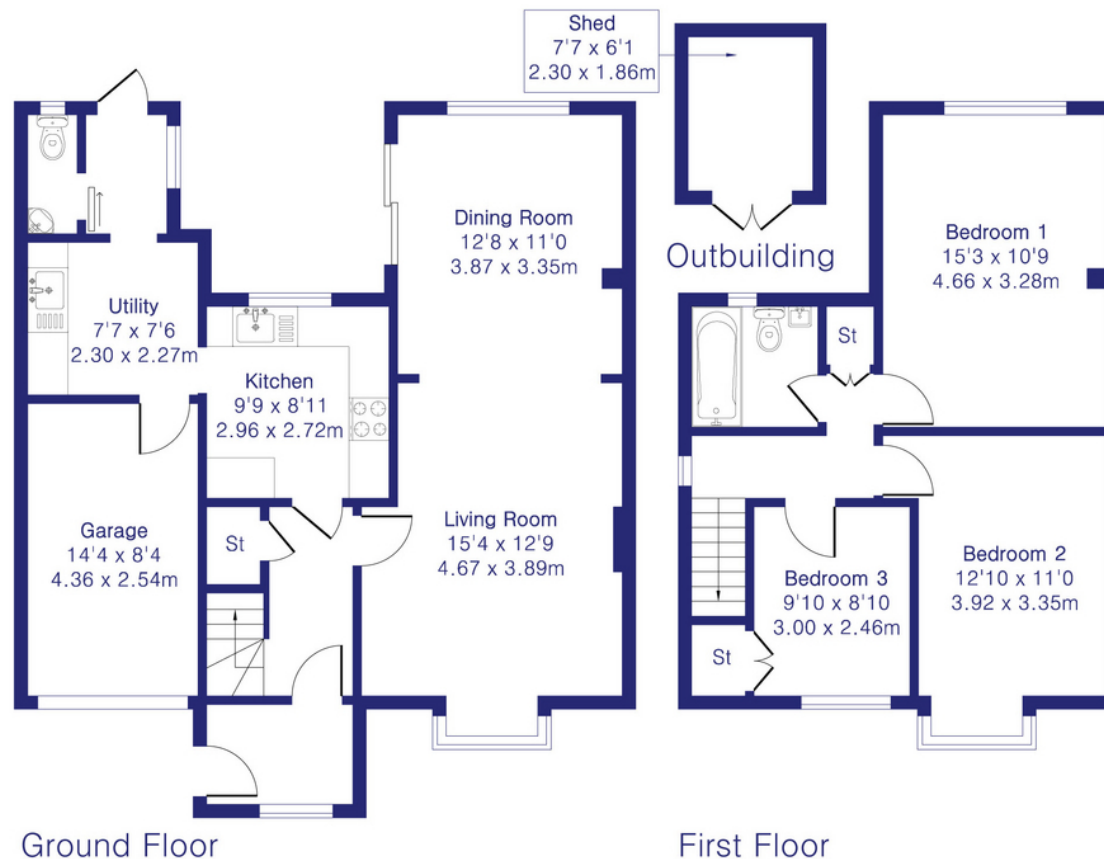
Local Shops 0.2m
 Bicester Market Square 1.2m
 Bicester Village 0.9m
 Bicester Village Station (London Marylebone from approx. 57 mins, Oxford from approx. 16 mins) 1.3m
 Bicester North Station (London Marylebone from approx. 50 mins Birmingham New Street from approx. 1hr 17 mins) 1.5m
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.2m
 All times and distances are approximate.

**Approximate Gross Internal Area 1273 sq ft - 118 sq m
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 773 sq ft – 72 sq m

First Floor Area 500 sq ft – 46 sq m

Outbuilding Floor Area 46 sq ft – 4 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.

Bicester Office

39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253

E bicester@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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