



35 Fallowfields, Bicester, OX26 6QT

Guide Price £420,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A three bedroom detached house, in an ideal end of close location. This attractively presented property benefits from a garage conversion, providing an excellent family room/home office/fourth bedroom. The sitting room is well proportioned with a bay window to the front, there is a separate dining room and a well designed kitchen with a proper utility room off. The first floor offers, three bedrooms and a smart bathroom. There is driveway parking for three cars, the back garden is a good size being principally laid to lawn with a patio area and garden shed. having mains power.

### MATERIAL INFORMATION

A three bedroom detached house of traditional construction. Mains; electricity, water, gas and drainage are connected. Heating; gas fired central heating to radiators. Broadband - according to Ofcom - all broadband speeds up to and including ultrafast are likely to be available. Mobile phone - according to Ofcom - predicted availability is Vodafone good outdoor and in home, EE and O2 good indoor and variable outdoor, Three 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. Local Authority: Cherwell District Council - D. EPC: C.





## Key Features

- Attractively presented three bedroom detached house
- Garage conversion to provide additional ground floor accommodation
- Excellent end close position
- Large living room with bay window
- Separate dining room
- Well planned kitchen and utility
- Three proper bedrooms
- Driveway parking for three vehicles
- Convenient to stations and other amenities
- See our website for up-to-date material information.

## The Location

Ideally located at the end of a small close, in a pleasant residential area. Fallowfields is convenient to schools, both railway stations and the town centre. 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.

Thomas Merrifield and their clients give notice that:

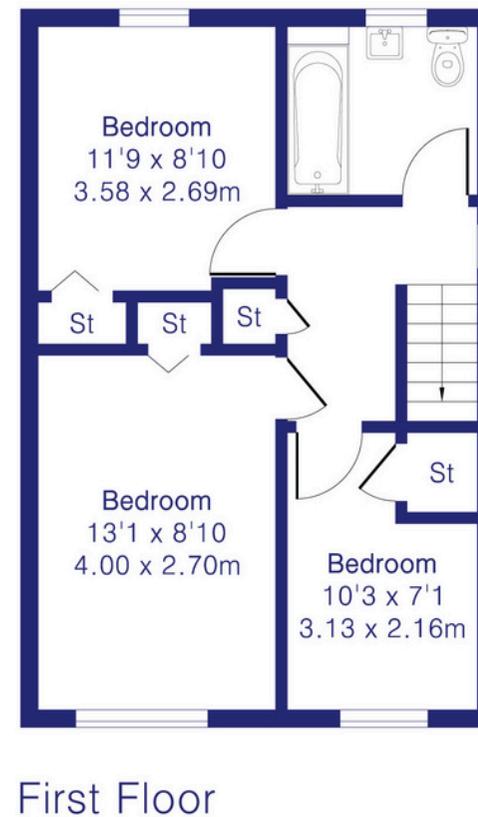
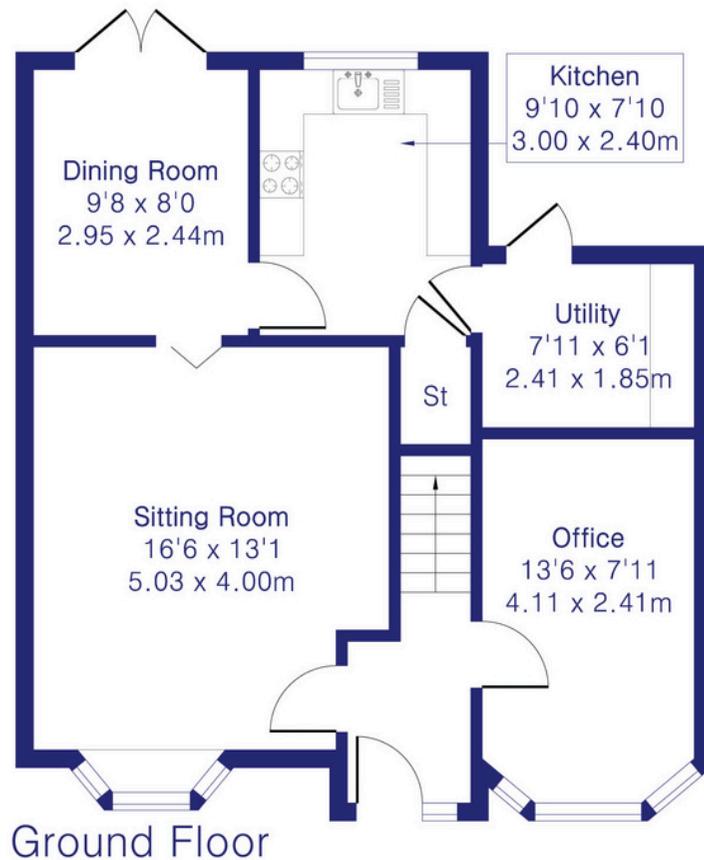
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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 1004 sq ft - 93 sq m

Ground Floor Area 590 sq ft – 55 sq m

First Floor Area 414 sq ft – 38 sq m



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