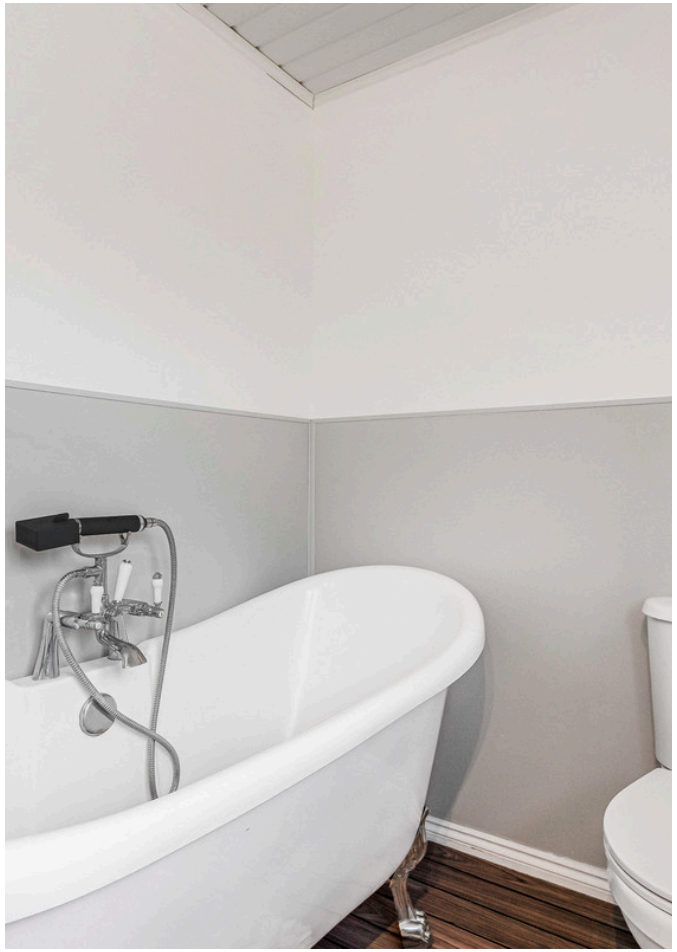
44 Ray Road, Bicester, OX26 2AF

Guide Price £360,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS

The Property

A three bedroom semi detached home with a conservatory and additional shower room on the ground floor with a good size garden. Located a short walk from the town centre and Bicester Village and Bicester Village railway stations and public transport. From the hall the sitting room has doors into the conservatory. The spacious kitchen /breakfast room also has a door into the conservatory which has a very handy cloakroom/ shower room off. Upstairs there are three bedrooms and the family bathroom. Outside is a low maintenance front garden with side access to the rear garden which has gravelled and paved patios and a lawn. 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 02 & Vodaphone, good outdoor and variable in home coverage for Three and good outdoor coverage for EE (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 [and/or corrugated roofing and/or floor tiles etc.] 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

- Three Bedrooms
- Sitting room
- Kitchen Breakfast Room
- Conservatory
- Shower Room
- Family Bathroom
- Gardens
- Gas Central Heating to Radiators
- On Street Parking
- Close to Bicester Village

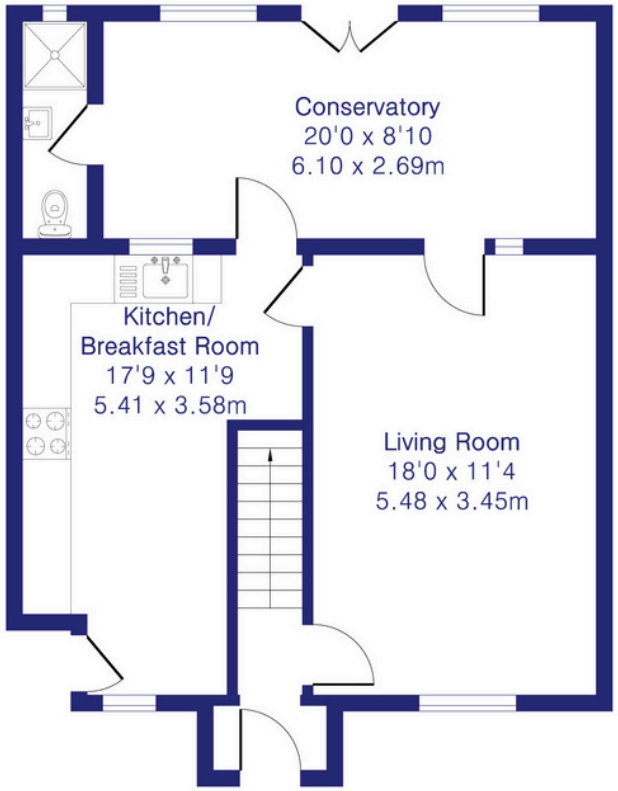
The Location

Directions
Local Shops 0.4m
Bicester Market Square 0.7m
Bicester Village 0.3m
Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 0.8m
Bicester North Station (London Marylebone from approx. 50 mins) 0.9m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 0.7m
All times and distances are approximate.

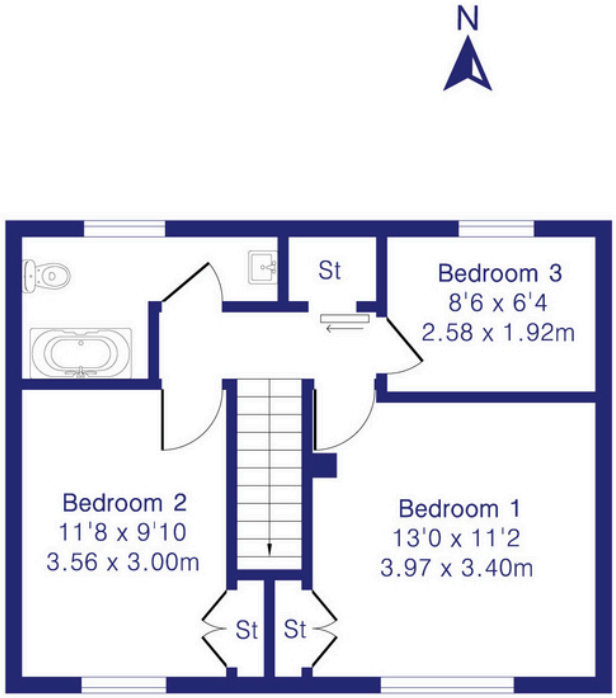
Approximate Gross Internal Area 1060 sq ft - 99 sq m

Ground Floor Area 643 sq ft – 60 sq m

First Floor Area 417 sq ft – 39 sq m



Ground Floor



First Floor

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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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