



13 Goldcrest Way, Bicester, OX26 6XS

Guide Price £400,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS

## The Property

A stylish three bedroom semi detached house, with many improvements, located in the original part of Langford Village. This first rate property is attractively presented with an entrance hall having cloakroom off, a large living room, conservatory and refitted kitchen. The first floor has three bedrooms and a refitted bathroom. In addition to the front garden there is ample driveway parking a garage which has been part converted to provide a work from home office. Unusually private back garden. Viewing highly recommended.

### MATERIAL INFORMATION

A traditionally constructed three bedroom semi-detached house. Mains; water, drainage, electricity and gas connected. Heating; gas fired central heating to radiators. Broadband - Ofcom states that all broadband speeds including Ultrafast are likely to be available. Predicted mobile phone availability - according to Ofcom - the likely availability is EE good outdoors and indoors, Three good outdoor, variable indoors, Vodafone and 02 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

- Stylish three bedroom semi detached house
- Original Langford location
- Refitted kitchen and bathroom
- Conservatory
- Generous driveway parking
- Unusually private rear garden
- Garage part converted to provide study
- Excellent local amenities
- Easily accessible to Bicester Village Station
- See our website for up-to-date material information.

## The Location

The property is pleasantly situated within the highly desirable original Langford area. Langford is mature and popular with a well regarded primary school, a parade of shops and a public house. It is easily accessible from Bicester Village Station in particular. 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.

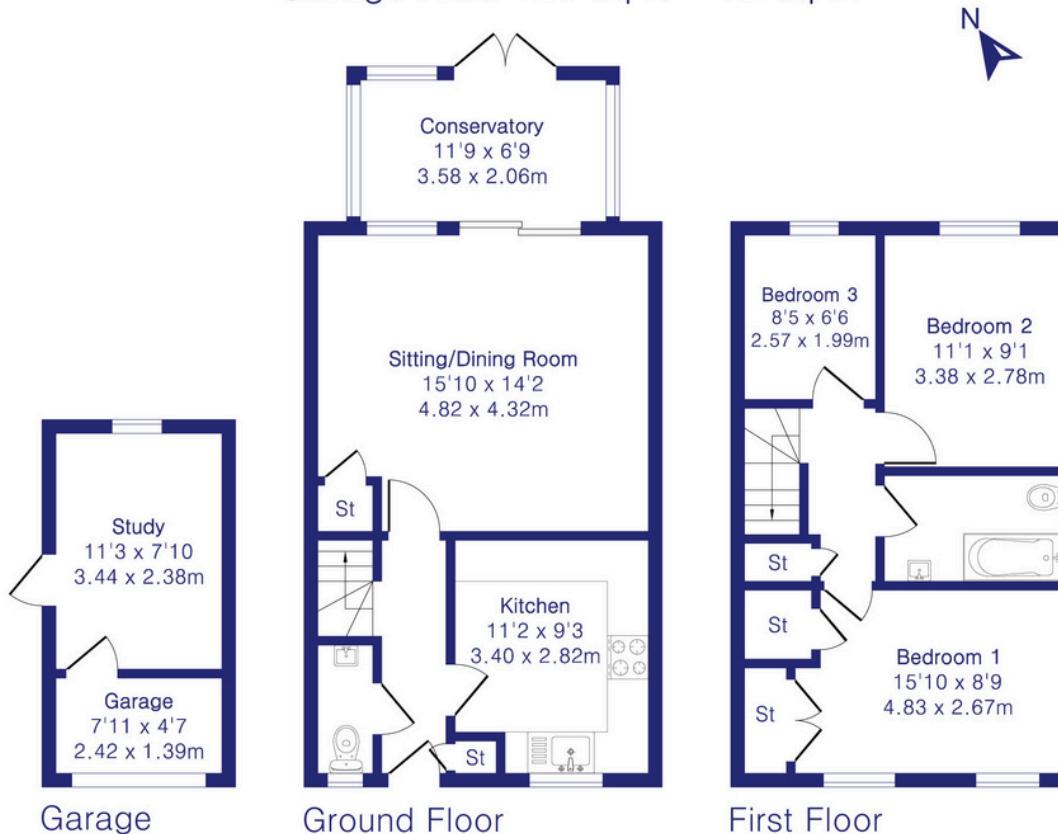
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## Approximate Gross Internal Area 901 sq ft - 84 sq m (Excluding Garage)

Ground Floor Area 494 sq ft - 46 sq m

First Floor Area 407 sq ft - 38 sq m

Garage Area 129 sq ft - 12 sq m



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