



10 Woodcote Road, Bicester, OX27 8UB

Guide Price £290,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

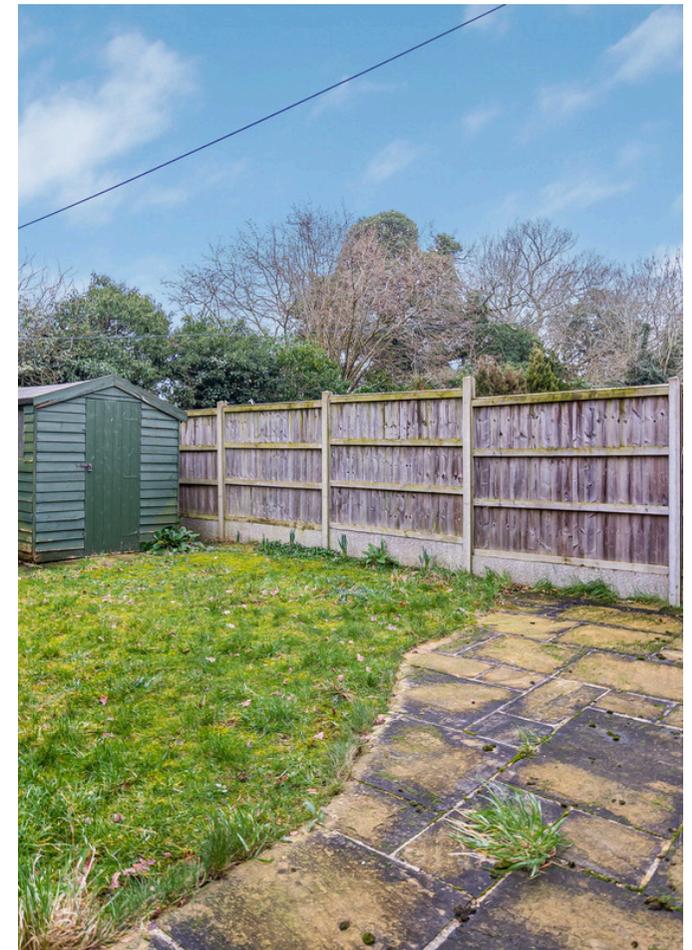
A lovely very well presented two double bedroom terraced house with an attractive private garden and off street parking. The spacious entrance hall has stairs to the first floor and a door to the sitting room with the kitchen to the right. The kitchen has a door out to the garden and is open plan into the utility room with a door to the front. Upstairs there are two double bedrooms both with built in wardrobes and a modern family bathroom. Outside the front garden is laid to block paviours providing parking and bordered by low railings and the private rear garden which has a patio, lawn and attractive flower beds.

### PROPERTY INFORMATION

The property is connected to mains electricity, gas, water and drainage. Charge for water is included in the management charge. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). Mobile – according to Ofcom there is good outdoor coverage for EE, O2 & Three and variable outdoor coverage for Vodaphone ([checker.ofcom.org.uk](http://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 - B. EPC - C.





## Key Features

- Two Double Bedrooms
- Sitting room
- Fitted Kitchen
- Utility
- Bathroom
- Fitted Wardrobes
- Two Parking Spaces
- Garden
- Gas Central Heating to Radiators
- Management Charge £123 every 6 mths

## The Location

Local Shops 1.2m  
Bicester Market Square 2.3m  
Oxford Carfax Tower 17.3m  
London 67.6m  
Bicester North Station (London Marylebone approx. 50 mins)  
1.9m  
Bicester village Station (London Marylebone from 51 mins,  
Oxford 17 mins) 2.6m  
Manorsfield Road Bus and Coach Station to Oxford,  
Buckingham, Milton Keynes and Cambridge 2.2m  
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.

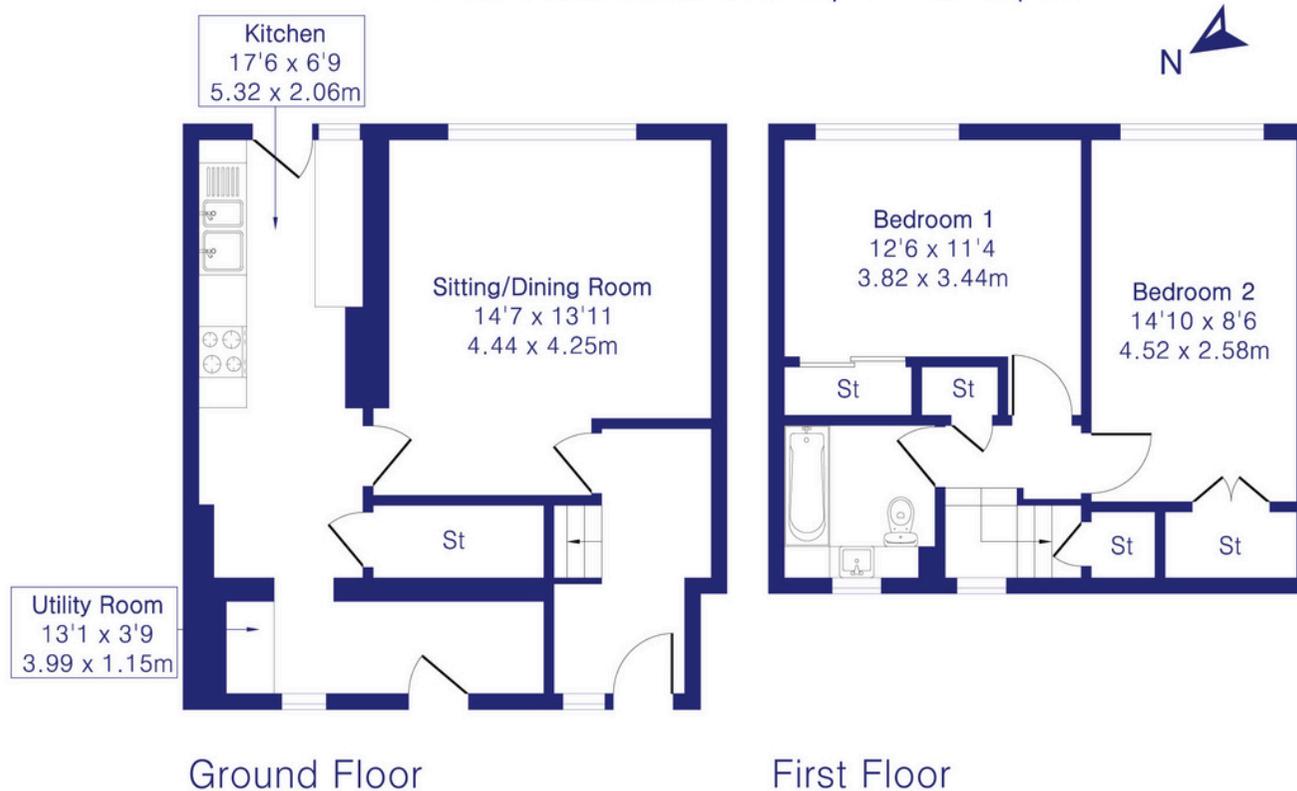
2. Any areas, measurements or distances are approximate.

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 853 sq ft - 79 sq m

Ground Floor Area 470 sq ft – 44 sq m

First Floor Area 375 sq ft – 35 sq m



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