



14 Hornbeam Road, Bicester, OX26 3XZ

Guide Price £270,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A super two bedroom house, with an exceptionally popular design, located in the mature and desirable Southwold area. No onward chain.

This lovely property offers two double bedrooms, a large living room with double doors to rear garden and kitchen having a good range of units and work surfaces. The property has nearby parking for two vehicles and a south facing back garden.

MATERIAL INFORMATION

A two bedroom terraced house, traditionally constructed approximately 35 years ago. Mains water, drainage, gas and electricity are connected. Heating, gas fired heating to radiators.

Broadband coverage - according to Ofcom - all broadband speeds up to and including Ultrafast are available.

Predicted mobile phone availability - according to Ofcom - indoors all service providers are forecast to have limited availability. Outdoors all service providers are stated to be likely to have availability.

This property has some artexed ceiling which may have low level asbestos. This material is generally considered safe is left undisturbed.

Local Authority: Cherwell District Council - B. EPC - C



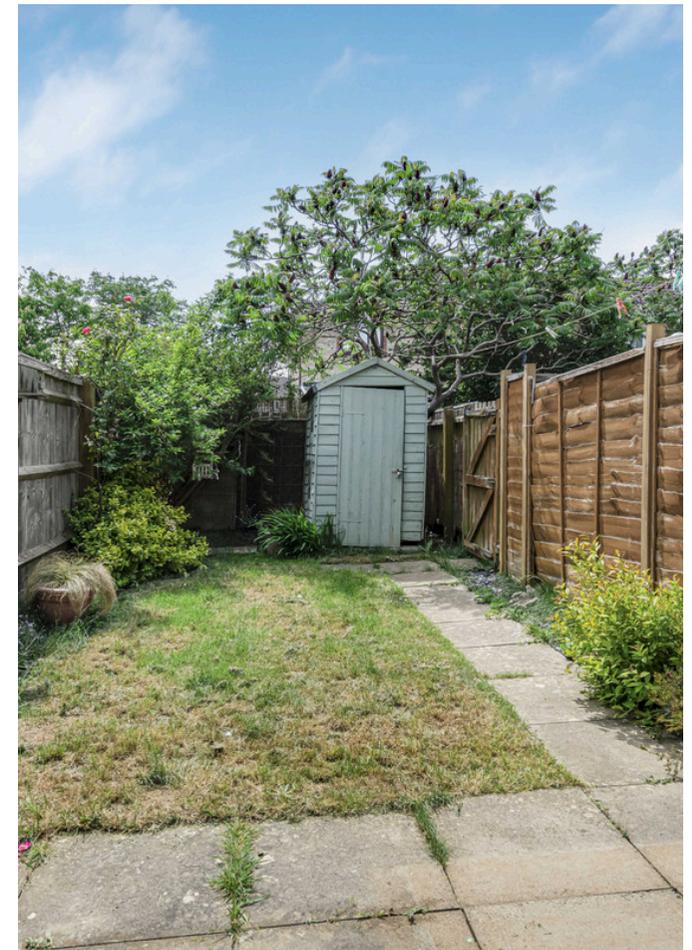


Key Features

- Super two bedroom terraced house
- Excellent design
- Large living room with double doors to rear garden
- Kitchen with good range of units
- Two double bedrooms
- Bathroom with white suite
- Well proportioned garden
- Parking for two vehicles
- No onward chain
- Highly popular Southwold area

The Location

Situated in the mature and popular Southwold area of Bicester. Southwold offers a central park, nursery and primary schools and a parade of shops. 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:

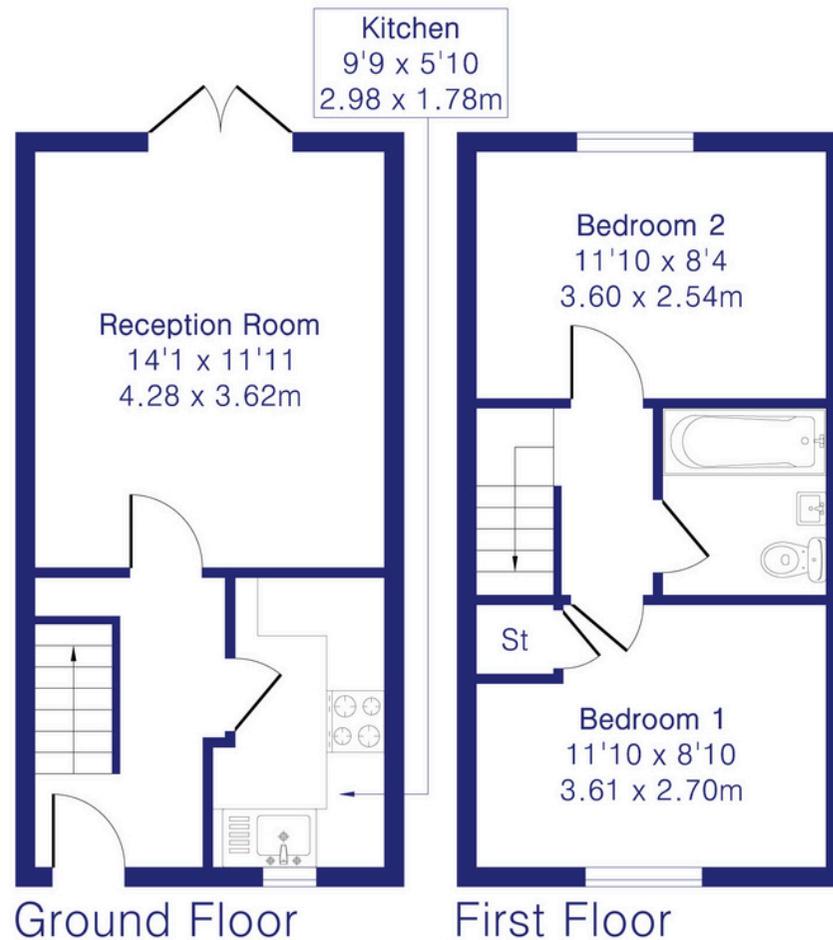
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other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

Approximate Gross Internal Area 574 sq ft - 54 sq m

Ground Floor Area 287 sq ft – 27 sq m

First Floor Area 287 sq ft – 27 sq m



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