



3 Halifax Road, Bicester, OX26 4TG

Guide Price £415,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A four bedroom semi detached house perfect for the next custodian to put their own mark onto it with an attractive garden, garage, three parking spaces and ideally located close to schools and the town centre. Off the hall are a cloakroom, fitted kitchen/breakfast room at the front with a door to the garage and the sitting/dining room at the rear with patio doors out to the garden. Upstairs are four bedrooms, three of which are good doubles and a single, all with fitted wardrobes and a family bathroom. Outside at the front is a driveway leading to the garage and gravelled front garden providing additional parking. The rear garden has a patio, lawn and mature shrub borders.

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 EE, & Three and good outdoor with variable in home coverage for O2 & Vodafone (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.

Cherwell District Council Band: C. EPC - TBC. D





Key Features

- Four bedrooms
- Fitted Kitchen/breakfast room
- Sitting/dining room
- Garage
- Driveway and additional parking for three cars
- Attractive rear garden
- Close to schools and amenities
- Gas central heating to radiators

The Location

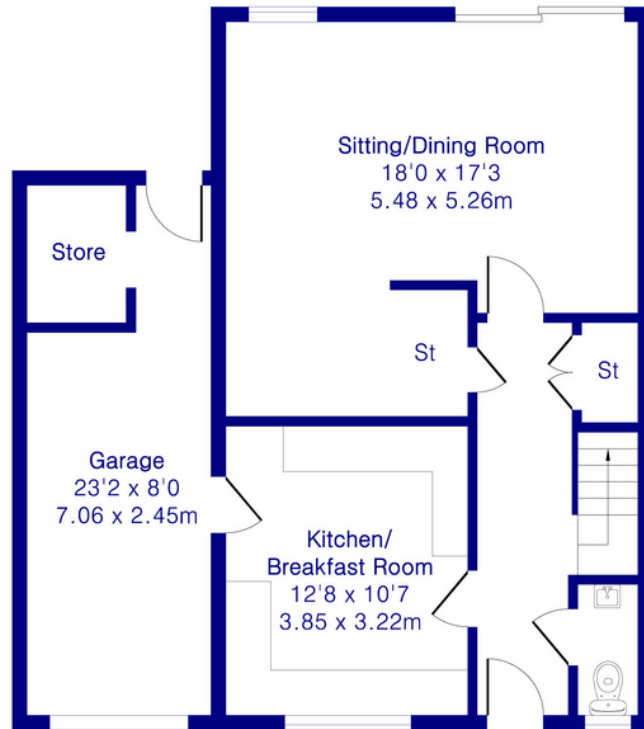
Bicester provides for all your everyday needs including a wealth of shops, amenities, bars, restaurants, nurseries, primary and secondary schools, doctors' surgeries, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting facilities clubs, associations and recreational possibilities.

Local Shops 0.2m, Bicester Market Square 1.0m, Bicester Village 1.4m, Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 1.2m Bicester North Station (London Marylebone from approx. 50 mins) 0.8m, Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 0.9m All times and distances are approximate.

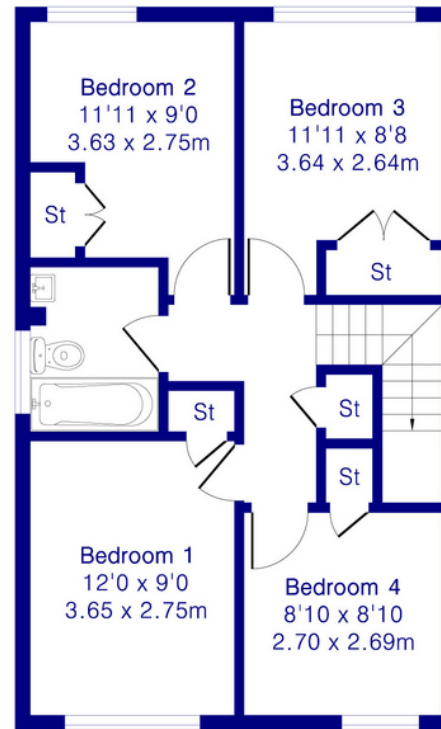
**Approximate Gross Internal Area 1293 sq ft - 120 sq m
(Including Garage)**

Ground Floor Area 747 sq ft – 69 sq m

First Floor Area 546 sq ft – 51 sq m



Ground Floor



First Floor

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.

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