



3 Siskin Road, Bicester, OX26 6UD

Guide Price £395,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A three bedroom semi detached house with a garage and parking overlooking a children's play area, ideally located close to the town centre, Bicester Village and the rail station. This attractive property offers; a large living room, an excellent kitchen/diner and a ground floor cloakroom. All three bedrooms are well proportioned and outside there is an unusually private garden, a garage and parking. Viewing is highly recommended.

MATERIAL INFORMATION

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 variable in home coverage for O2 and good outdoor coverage for EE, Three & 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. Local Authority: Cherwell District Council - C. EPC - C





Key Features

- Three Bedrooms
- Sitting Room
- Kitchen Dining Room
- Garage and Two Parking Spaces
- Garden
- Gas Central Heating to Radiators

The Location

Situated in a lovely leafy spot, at the end of this attractive and well regarded road, within the highly desirable original Langford area. Bicester Village station is within minutes walk and Langford Village offers local amenities to include; a well regarded primary school, a vibrant parade of shops and a local public house. 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.

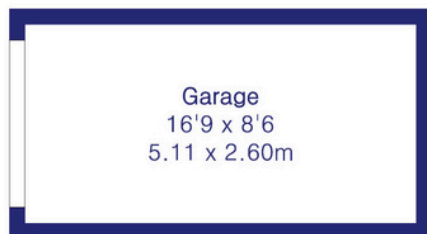
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any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

Approximate Gross Internal Area 776 sq ft - 72 sq m (Excluding Garage)

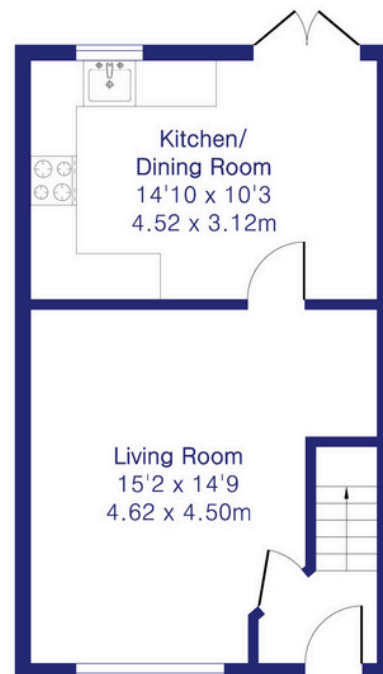
Ground Floor Area 388 sq ft – 36 sq m

First Floor Area 388 sq ft – 36 sq m

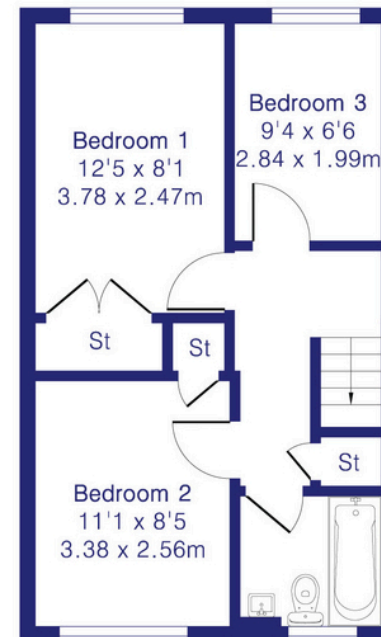
Garage Area 140 sq ft – 13 sq m



Garage



Ground Floor



First Floor

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