



204 Buckingham Crescent, Bicester, OX26 4HD

Guide Price £350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extended and improved three bedroom house with an excellent garden, set in a mature no through road within 1/4 mile of Bicester North Train Station. On the ground floor there is a super living room with a wood burning stove and a large kitchen/dining room which has extensive working surfaces, lots of storage and plenty of room for a dining table.

Additionally, on the ground floor there is a cloakroom. All three bedrooms are on the first floor, as is the bathroom which has a white suite. Boarded loft. Driveway parking for two cars. The rear garden has a generous patio beyond which it is laid to lawn with a storage shed and a good degree of privacy. Viewing highly recommended.

MATERIAL INFORMATION:

A traditionally constructed three bedroom centre terrace house, probably built in the 1950's.

Mains water, drainage, electricity and gas are connected.

Heating - gas fired central heating to radiators.

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

Likely predicted mobile phone availability - according to Ofcom; EE and Vodafone good outdoor and good indoor, O2 and Three good outdoor and variable indoor.

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.

Local Authority: Cherwell District Council.

Council Tax Band: C. EPC: C.





Key Features

- Mature three bedroom terrace property
- Lots of ground floor space with extension
- Super living room with stove
- Large kitchen/dining room
- Ground floor cloakroom
- First floor bathroom with white suite
- Two off street parking spaces
- Long private rear garden
- Approximately 1/4 mile to Bicester North Station
- Viewing highly recommended

The Location

Set in a mature and traditional no through road within minutes walk of Bicester North Station and 1/2 mile of the town centre. Nearby there are local amenities; including shops, schools for all ages and bus routes. Bicester is a thriving historic market town with exceptional road and rail links. Both Junction 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.

Approximate Gross Internal Area 781 sq ft - 73 sq m

Ground Floor Area 447 sq ft – 42 sq m

First Floor Area 334 sq ft – 31 sq m



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