



54 Mullein Road, Bicester, OX26 3WX

Guide Price £425,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A spacious four or five bedroom terraced town house with flexible and adaptable accommodation to suit many buyers. The property is ideally located close to the local shops, primary school and amenities.

The hall leads into the garage which is currently used as a fifth bedroom, which has underfloor heating and fitted cupboards, behind it is the fourth bedroom and a cloakroom. Upstairs the fitted kitchen has French doors to a 'Juliette' balcony with the sitting/dining room also having French doors and 'Juliette' balcony. On the top floor are three further bedrooms with an en suite to the principal bedroom and a family bathroom. Outside there is a gravelled area and parking for two cars. To the rear there is also a low maintenance garden with a patio and mature shrub beds. The property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, there is currently no data available for broadband coverage. Mobile – according to Ofcom there is good outdoor and variable in home coverage for EE and good outdoor coverage for 02, Three & Vodafone ([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 - D. EPC - C.



## Key Features

- Four or Five Bedrooms
- Sitting Dining Room
- Fitted Kitchen
- En Suite to the Principal Bedroom
- Cloakroom
- Low Maintenance Gardens
- Parking for Two Cars
- Gas Central Heating to Radiators
- Underfloor Heating in the Fifth Bedroom or Garage
- Flexible Accommodation

## The Location

Local Shops 0.4m  
Bicester Market Square 1.4m  
Bicester Village 1.7m  
Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 1.7m  
Bicester North Station (London Marylebone from approx. 50 mins) 1.0m  
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.3m  
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.



**Bicester Office**  
39 Market Square, Bicester  
Oxfordshire, OX26 6AG

T 01869 253 253  
E [bicester@thomasmerrifield.co.uk](mailto:bicester@thomasmerrifield.co.uk)  
W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)