



16 Brassica Terrace, Bicester, OX27 8BT

Guide Price £350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A super, well presented and spacious two double bedroom terraced home with open plan living accommodation, a garage and parking. Located on this popular 'eco' development.

Off the hall there is; a cloak room, store cupboards and stairs to the first floor. The fitted kitchen at the front is open plan to the sitting/dining room which runs the width of the house and has French doors into the garden. Upstairs the principal double bedroom has an en-suite, the second bedroom is also a double and there is a family bathroom. The rear garden is laid to artificial grass. There is a gate to the parking area and the garage which is at the -far end of the adjacent block. Eco-friendly features include: high performance windows, solar panels and rain water harvesting.

The property is connected to mains electricity, water and drainage, heating is via a community scheme - further details available from the selling agent. Broadband - according to Ofcom, Standard broadband are available (checker.ofcom.org.uk). Mobile – according to Ofcom there is good coverage outdoor and in home EE, good outdoor and variable in home coverage for Three & Vodafone and good coverage outdoors for 02 (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.

Council Tax: Cherwell District Council - C. EPC - A





Key Features

- Two Double Bedrooms
- Open Plan Sitting Dining and Kitchen
- En Suite, Family Bathroom and Cloakroom
- Garage and Two Parking Spaces
- Low Maintenance Garden
- Well Presented
- Eco Home
- Gas Central Heating to Radiators
- Maintenance Charge £435.72

The Location

Enjoying a super position on this Eco-friendly development, within easy reach of a local primary school, a bus stop, local centre (to include; nursery, cafe, community hall and business hub). 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.

Approximate Gross Internal Area 794 sq ft - 74 sq m (Excluding Garage)

Ground Floor Area 397 sq ft – 37 sq m

First Floor Area 397 sq ft – 37 sq m

Garage Area 195 sq ft – 18 sq m



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

W thomasmerrifield.co.uk

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