



74 Buckingham Road, Bicester, OX26 4EQ

Guide Price £500,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

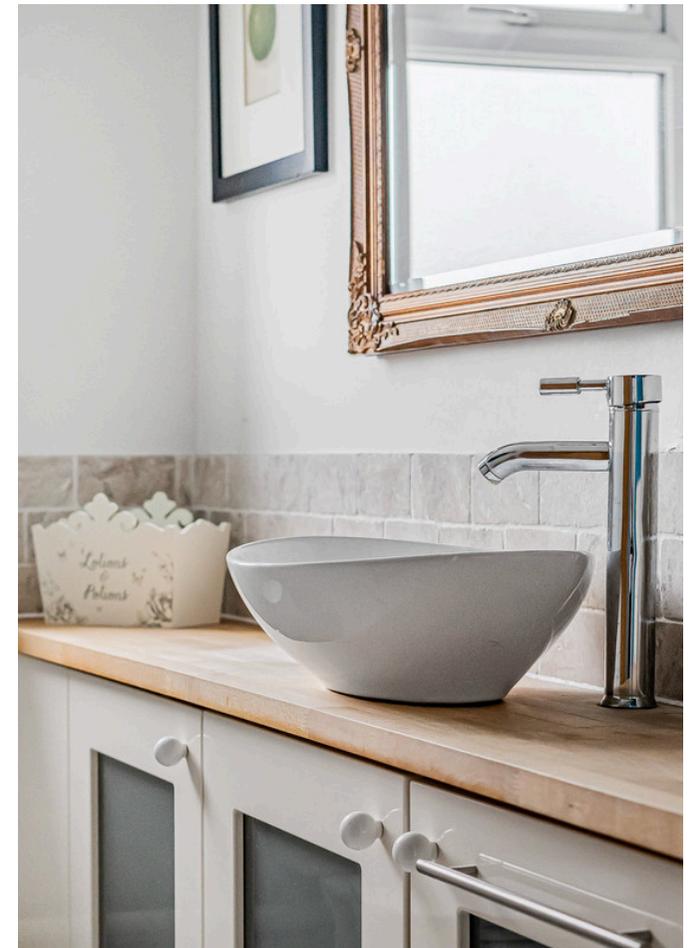
A four bedroom family home, improved and extended, within minutes walk of Bicester North Station and convenient to the town centre. No onward chain. This exceptional semi-detached house offers 1650 sq ft of accommodation, plus an excellent garden room. The ground floor has a super open plan living with a kitchen/dining/living room having bi-fold doors to the rear garden and a wood burner. Additionally on the ground floor there is a cloakroom and ample storage. The upper floors offer four proper bedrooms with the master bedroom being on the top floor with an ensuite bathroom. The front garden is set aside for parking with the rear garden being principally laid to lawn. There is a super garden room (18ft 10 x 14ft 4). Viewing highly recommended.

MATERIAL INFORMATION

A traditionally constructed semi detached house with later extensions, originally believed to date from the 1950's. Mains water, drainage, electricity and gas are connected. Gas fired central heating to radiators. Broadband - Ofcom predicts that all broadband speeds up to and including ultra fast are available. Mobile phone coverage - Ofcom predicts likely availability as follows - good outdoor and in home for EE, O2 and Vodafone, Three good in home variable outdoor. 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 of 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

- Exceptionally spacious four bedroom semi-detached house
- Extended and improved throughout
- Within minutes of Bicester North Station
- Fantastic open plan living
- Ensuite to master bedroom
- Exceptional garden room
- Convenient to town centre
- No onward chain
- See our website for up-to-date material information.

The Location

Ideally situated on a traditional road within a few hundred yards of Bicester North Station and very accessible to the town centre. The property is also well placed for a local parade of shops and schools for all ages. 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.

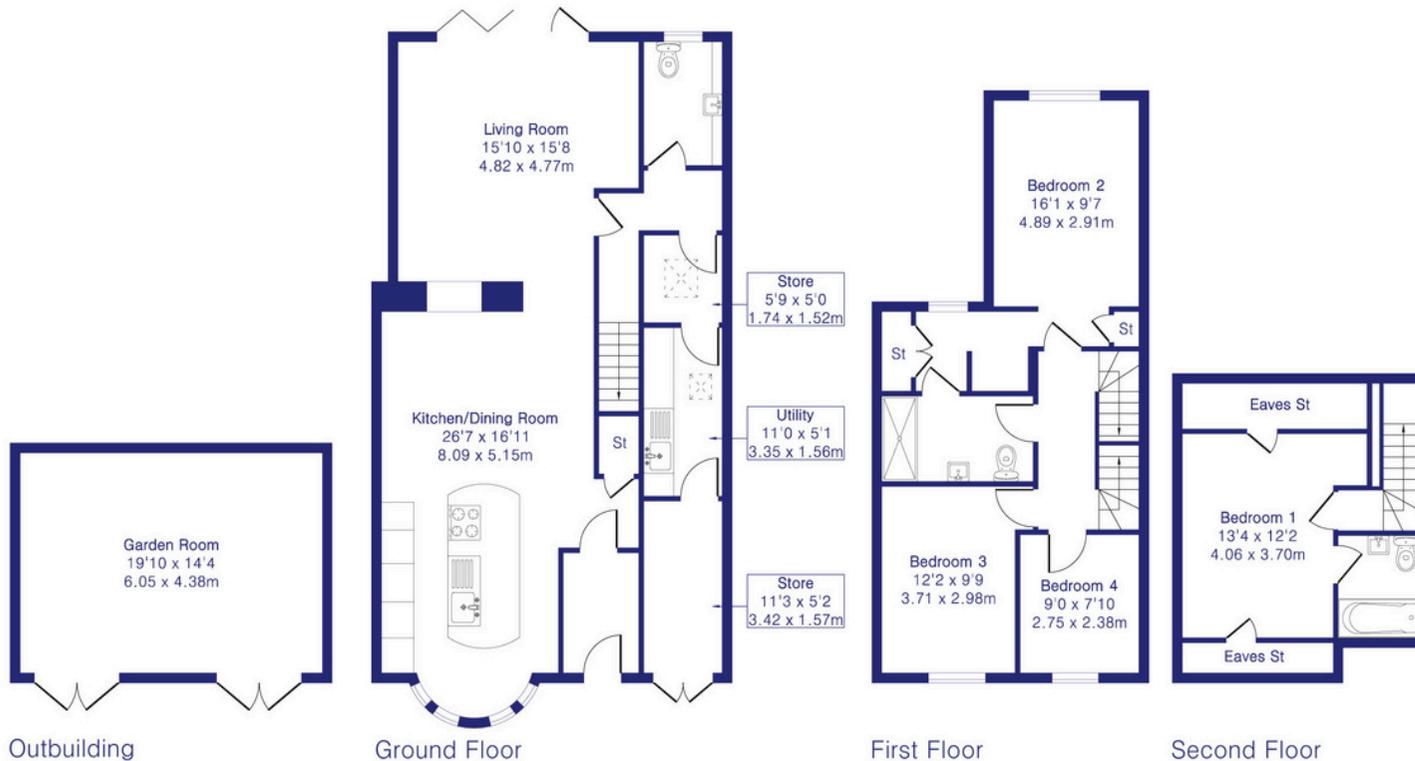
**Approximate Gross Internal Area 1672 sq ft - 155 sq m
(Excluding Outbuilding)**

Ground Floor Area 920 sq ft – 85 sq m

First Floor Area 530 sq ft – 49 sq m

Second Floor Area 222 sq ft – 21 sq m

Outbuilding Area 285 sq ft – 26 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.

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