

38 Mallards Way, Bicester, OX26 6UA

Guide Price £318,950 Freehold

THOMAS MERRIFIELD

SALES LETTINGS







The Property

A two double bedroom terraced house with a cloakroom and garage ideally located close to the local shops, amenities, Bicester Village and the rail station.
Off the hall there is a cloakroom to your left and fitted kitchen to your right with the sitting room at the rear leading out to the garden. Upstairs there are two double bedrooms and a bathroom. Outside the front garden is paved and the rear has a patio leading to a lawn with a pedestrian door to the garage and a parking space located at the rear of the garden.

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 in home coverage for EE with good outdoor and variable in home coverage for 02, Three & Vodaphone (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 of Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.
Local Authority - Cherwell District Council C, EPC C







Key Features

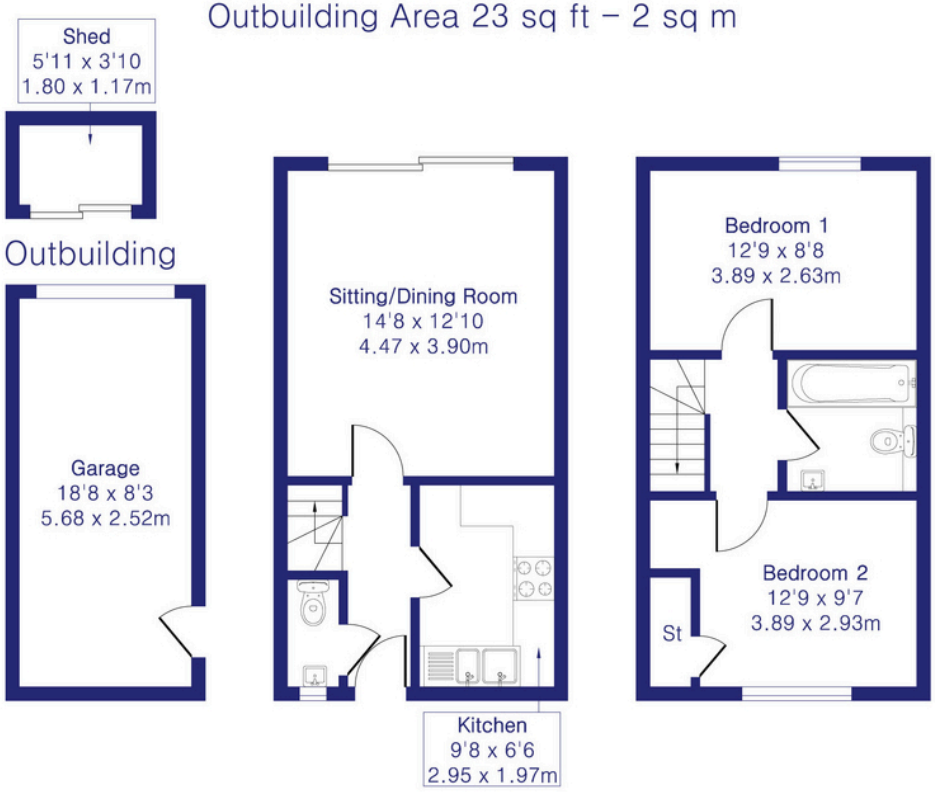
- Two Double Bedrooms
- Sitting Room
- Kitchen
- Cloakroom
- Bathroom
- Garage and Parking Space
- Close to Shops, Bicester Village, Rail Station and Town Centre
- Gas Central Heating to Radiators
- End of Chain

The Location

Local Shops 0.6m
Bicester Market Square 0.6m
Bicester Village 0.7m
Bicester Village Station (London Marylebone from approx. 57 mins, Oxford from approx. 16 mins) 0.6m
Bicester North Station (London Marylebone from approx. 50 mins Birmingham New Street from approx. 1hr 17 mins) 1.2m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 0.8m
All times and distances are approximate.

Approximate Gross Internal Area 634 sq ft - 58 sq m
(Excluding Garage & Outbuilding)

Ground Floor Area 317 sq ft – 29 sq m
First Floor Area 317 sq ft – 29 sq m
Garage Area 154 sq ft – 14 sq m
Outbuilding Area 23 sq ft – 2 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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