



16 Derwent Road, Bicester, OX26 2JA

Guide Price £495,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An immaculate four bedroom detached family home located in a quiet close with an attractive and private garden close to the local shops and amenities. From the hall there is a cloakroom and stairs to the first floor. The sitting room leads into the super kitchen dining room with a doors out to the garden and the utility room which in turn has doors to the garden and garage. Upstairs are four bedrooms with fitted wardrobes in the principal bedroom and a family bathroom. Outside the front garden is laid to lawn flanked by a driveway providing an additional parking space and access to the single garage. The rear garden has a paved patio which leads to a raised garden with additional seating areas.

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 limited mobile voice coverage indoors for EE, Three, & Vodafone and likely for O2 and limited data coverage indoors for Three, O2 & Vodafone but none for EE and likely mobile and data coverage outdoors for EE, Three, O2 & Vodafone (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 Easements, Boundaries, Restrictions & Rights are awaited. 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.





Key Features

- Four Bedrooms
- Sitting Room
- Bright and Stylish Kitchen and Dining Room
- Utility Room
- Family Bathroom
- Garage and Parking
- Attractive and Private Garden
- Quiet Location
- Gas Central Heating to Radiators
- See our website for up-to-date material information.

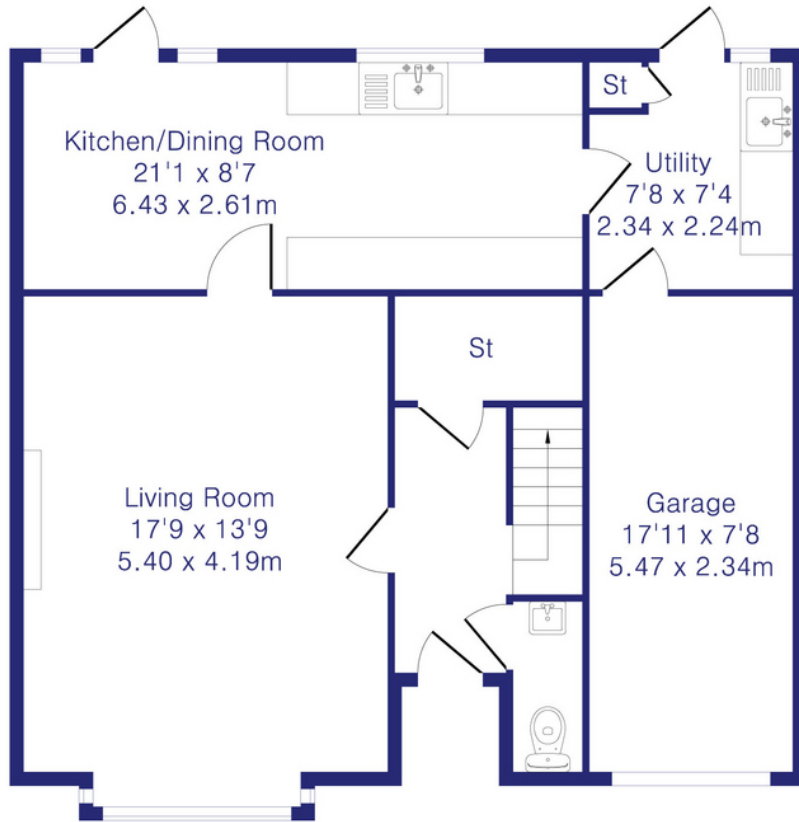
The Location

The property is located in a quiet no through road. Bicester provides for all your everyday needs including; shops, bars, restaurants, nurseries, schools, doctors, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting, recreational and recruitment possibilities.

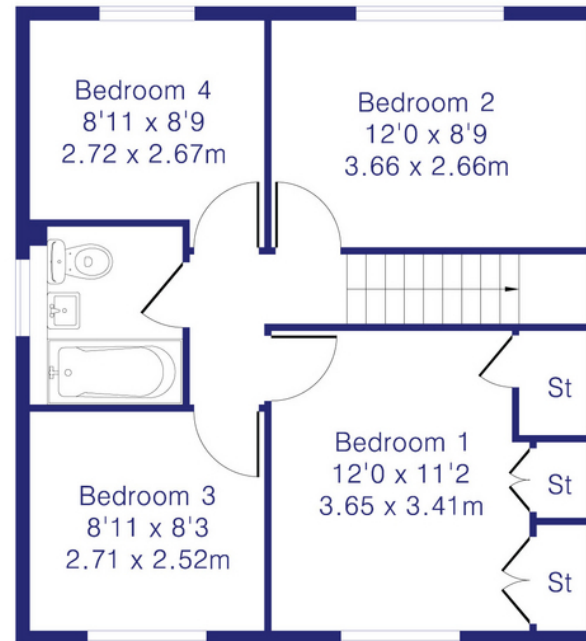
Approximate Gross Internal Area 1256 sq ft - 117 sq m

Ground Floor Area 770 sq ft – 72 sq m

First Floor Area 486 sq ft – 45 sq m



Ground Floor



First Floor

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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