



8 Heron Drive, Bicester, OX26 6YJ

Guide Price £245,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A super one bedroom centre terrace house, with an unusually large south west facing rear garden. Located in the highly popular original Langford area. No onward chain. This lovely property offers light, bright accommodation and an excellent layout. There is a good sized living room with glazed windows and door to the rear garden, also a well designed kitchen. The master bedroom is a comfortable double with a built in wardrobe and there is a smart white bathroom. The property has two parking spaces and a very pleasant private south west facing garden.

MATERIAL INFORMATION

Traditionally constructed one bedroom house.

Mains water, drainage, gas and electricity are connected.

Heating - gas fired boiler to radiators.

Broadband - Ofcom states - all broadband speeds, including Ultrafast are available.

Predicted mobile phone availability - Ofcom states - indoors EE and O2 are variable in home and good outdoor. 3 and O2 are good outdoor only.

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. Tax Band: B. EPC: D.





Key Features

- Super one bedroom house
- Lovely light accommodation
- Good size living room with glazed door and windows to rear garden
- Gas fired central heating
- Double glazing
- Large main bedroom
- Smart white bathroom
- Two parking spaces
- South West facing private rear garden
- No onward chain

The Location

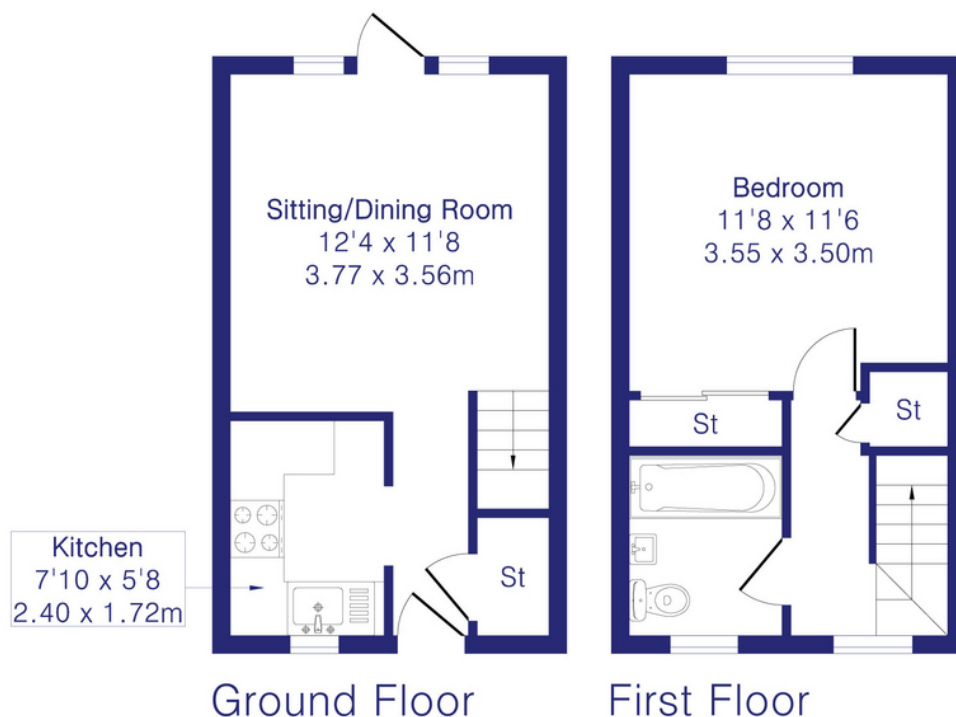
Situated in a very pleasant small close on this highly desirable development. Original Langford offers a well regarded primary school, a parade of shops and a public house. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 are easily 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 480 sq ft - 44 sq m

Ground Floor Area 240 sq ft – 22 sq m

First Floor Area 240 sq ft – 22 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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