



15 Thompson Drive, Bicester, OX27 8FA

Guide Price £350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A large two double bedroom semi detached home with parking. The property is in need of some updating. From the hall there is a cloakroom, open plan sitting/dining room, a conservatory and kitchen. Both bedrooms are doubles with fitted wardrobes and there is a bathroom. The front has a lawn and shrubs, a driveway with parking for two cars with gated access to the rear garden with a patio, lawn and mature shrubs.

Bicester provides for all your everyday needs with good amenities with shops, schools, doctors, dentists, the world famous Bicester Village Shopping Outlet and many sporting and recreational possibilities.

The property is connected to mains; electricity, gas, water and drainage. Broadband - according to Ofcom - has up to Ultrafast. Mobile – According to Ofcom there is likely mobile voice coverage indoors for EE & Three, limited for O2 and none for Vodafone and likely data coverage indoors EE & Three with none for O2 & Vodafone and likely mobile and data coverage outdoors for EE, Three, O2 & Vodafone (checker.ofcom.org.uk). We are not aware of any planning permissions which would negatively affect the property. Interested parties should make their own enquiries with the local authority. Information relating to 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 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 - D





Key Features

- Two Double Bedrooms
- Sitting Dining Room
- Fitted Kitchen
- Conservatory
- Bathroom
- Gardens
- Parking for Two Cars
- Gas Fired Warm Air Heating
- Former USAF Housing
- Estate Management Charge £120 per annum

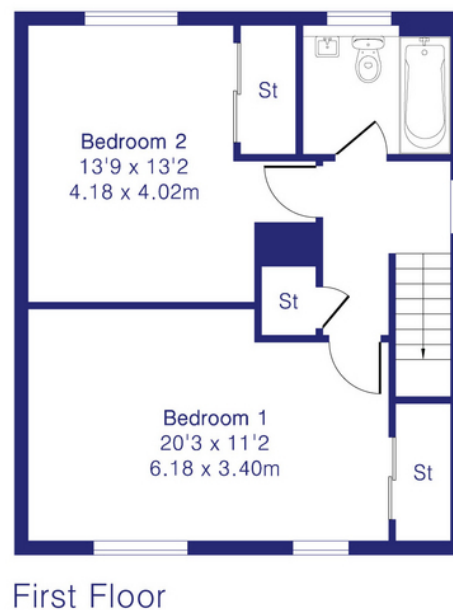
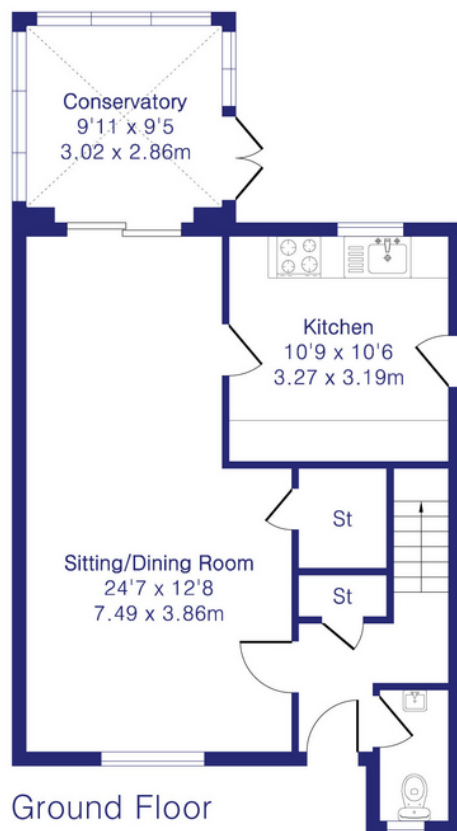
The Location

Local Shops 0.9m
 Bicester Market Square 2.0m
 Bicester Motion 0.7m
 Bicester Village 2.2m
 Bicester North Station (London Marylebone from approx. 50 mins) 1.7m
 Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 3.0m
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.9m
 All times and distances are approximate.

Approximate Gross Internal Area 1095 sq ft - 102 sq m

Ground Floor Area 600 sq ft – 56 sq m

First Floor Area 495 sq ft – 46 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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