



84 Spruce Drive, Bicester, OX26 3YN
£260,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented one bedroom terraced house recently refurbished to a high standard with an attractive private rear garden and allocated parking ideally located close to the parade of shops. You enter an enclosed hall and then into the open plan kitchen sitting room. The kitchen has been refitted with integrated appliances and there are French doors from the sitting room to the garden. Upstairs are a refitted shower room and the spacious double bedroom. Outside the front garden has shrub beds and the rear is low maintenance with flowers and shrubs. The property is located in a quiet road with easy access to a parade of local shops. Bicester provides for all your everyday needs including a wealth of shops, amenities, bars, restaurants, nurseries, primary and secondary schools, doctors' surgeries, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting facilities clubs, associations and recreational possibilities. The property is connected to mains electricity, 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 and data coverage indoors for EE, Three, 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 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 available upon request. Properties built pre-2000 may contain asbestos, either in certain materials used in their construction, or in certain materials used 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.





Key Features

- Large Double Bedroom
- Open Plan Ground Floor Accommodation
- Modern Fitted Kitchen with Integrated Appliances
- Refitted Shower Room
- Allocated Parking Space
- Attractive Private Garden
- Refurbished to a High Standard
- Electric Heaters
- Close to Shops

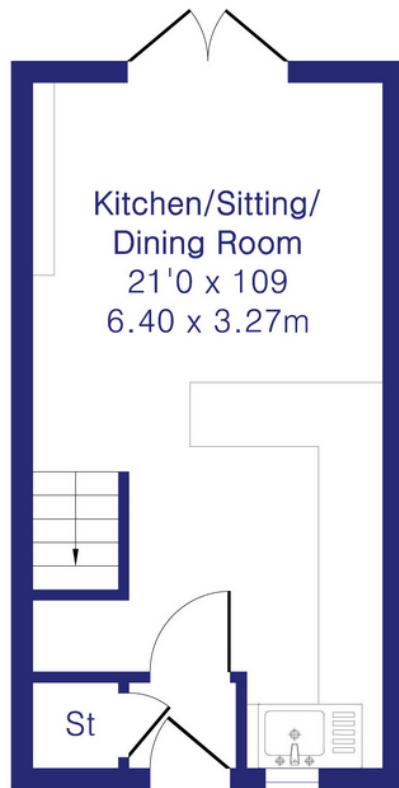
The Location

Local Shops 0.2m
 Bicester Market Square 1.5m
 Bicester Village 1.7m
 Bicester North Station (London Marylebone from approx. 50 mins) 1.0m
 Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 1.7m
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.3m
 All times and distances are approximate.

Approximate Gross Internal Area 450 sq ft - 42 sq m

Ground Floor Area 225 sq ft – 21 sq m

First Floor Area 225 sq ft – 21 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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