



5 Lawrence Way, Bicester, OX26 2FR

Guide Price £335,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A three bedroom semi-detached house with a large garage. Ideally located close to the shops and school. From the hall there is the sitting room and the kitchen/dining room running the width of the house. Upstairs there are two double and a single bedroom and a family bathroom. The front garden is laid to lawn with a driveway for four cars. The back garden is again laid to lawn, and there is a garage. 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 variable coverage indoor and good outdoor for EE and good outdoor 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 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 and corrugated roofing to the garage but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.





Key Features

- Three Bedrooms
- Sitting Room
- Kitchen Dining Room
- Bathroom
- Large Garage
- Gardens
- Close to Shops and School
- Gas Central Heating to Radiators

The Location

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.

**Approximate Gross Internal Area 780 sq ft - 72 sq m
(Excluding Garage)**

Ground Floor Area 390 sq ft – 36 sq m

First Floor Area 390 sq ft – 36 sq m

Garage Area 217 sq ft – 20 sq m



Garage

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.

Bicester Office

39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253

E bicester@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD

SALES LETTINGS