



5 Windle Gardens, Bicester, OX26 2LH

Guide Price £280,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious two double bedroom, end of terrace house. Set off the road in a quiet close overlooking a green open space and close to local shop.

From the hall there is a sitting/dining room, a kitchen, a garden room and utility/cloakroom. There are two double bedrooms and a bathroom. The front garden has a lawn enclosed by a hedge and the rear garden has a lawn, large shed and double gates to the rear.

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 good coverage indoor and outdoor on Three, variable indoor and good outdoor with 02 and Vodafone and good outdoor with EE. (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 but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.





Key Features

- Two Double Bedrooms
- Sitting Dining Room
- Kitchen
- Garden Room
- Gardens
- On Street Parking
- Quiet Position Overlooking a Green
- Gas Central Heating to Radiators
- No Chain

The Location

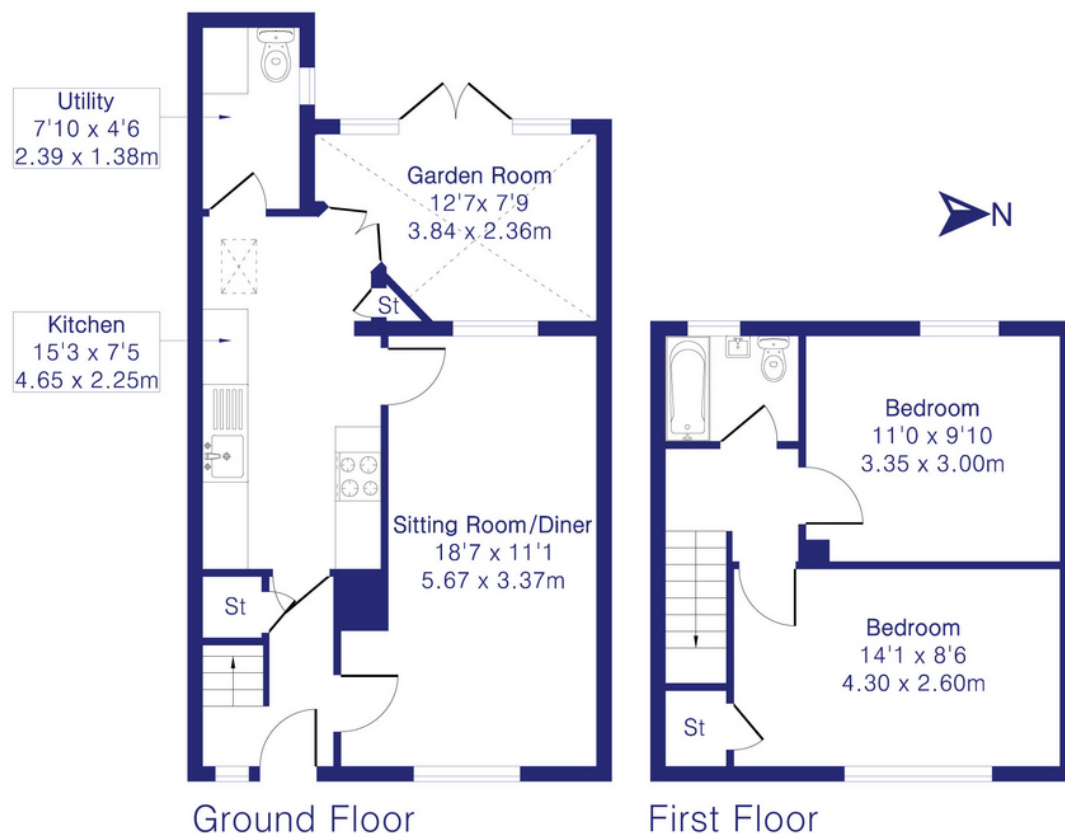
Bicester provides for all your everyday needs including a wealth of shops, amenities, bars, restaurants, nurseries, primary and secondary schools, doctors' surgeries, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting facilities clubs, associations and recreational possibilities.



Approximate Gross Internal Area 802 sq ft - 74 sq m

Ground Floor Area 485 sq ft – 45 sq m

First Floor Area 317 sq ft – 29 sq m



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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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