



A striking Edwardian house, extended and improved throughout. Excellent central

1 Manchester Terrace
Bicester Oxfordshire OX26 6PT

1 Manchester Terrace

Bicester Oxfordshire OX26 6PT

A striking Edwardian house, extended and improved throughout. Excellent central location. This charming property, provides light and spacious accommodation offering character and quality. On the ground floor there are two traditional reception rooms, a cloakroom, utility area and a superb open plan kitchen/dining room with part vaulted ceiling, roof lights and double doors to the pretty rear garden. There is underfloor heating across the kitchen/dining room, utility room and groundfloor cloakroom. On the upper floors there are three proper bedrooms and a stylishly refitted bathroom having; roll top bath and separate shower. The rear garden is attractively set out with patios, lawn and planting.

SITUATION

Centrally located within easy striking distance of Bicester's main shopping area and both railway station. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 is easily accessible, the towns two mainline railway stations between them provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town provides for all everyday needs as well as offering extensive recreational and employment opportunities.

AGENTS NOTES

All main services are connected. Gas fired central heating to radiators.

Local Authority: Cherwell District Council; EPC Rating: D

Viewings Strictly by appointment via Thomas Merrifield Bicester +44 (0) 1869 253253



DIRECTIONS

Leaving the Market Square, via the London Road. At the mini roundabout take the first exit into Launton Road and then turn first left into Victoria Road, where Manchester Terrace will be found on the right hand side.





- Striking three bedroom Edwardian house
- Extended and improved
- Superb open plan kitchen/dining room with part vaulted ceiling
- Two further reception rooms
- Ground floor cloakroom
- Three proper bedrooms and Stylish refitted bathroom
- Attractive gardens
- Resident on-street parking
- Easily accessible to the town centre and both stations
- Council Tax Band: C.

Guide Price £425,000 Freehold



Approximate Gross Internal Area
 Ground Floor = 57.9 sq m / 623 sq ft
 First Floor = 39.3 sq m / 423 sq ft
 Second Floor = 16.2 sq m / 174 sq ft
 Total = 113.4 sq m / 1,220 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd

Important Notice

Thomas Merrifield for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if travelling some distance.

Contact:

39 Market Square, Bicester, Oxon, OX26 6AG
 Tel: +44 (0)1869 253253
 E-mail: - bicester@thomasmerrifield.co.uk