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7 The Buntings  
Bicester Oxfordshire OX26 6WE



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### SITUATION

The property is located in a quiet no through road with access to a parade of local shops. The thriving market town of 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, recreational and recruitment possibilities. Communication links are excellent from Bicester with public transport to Oxford, Buckingham, Milton Keynes and Cambridge. Regular rail links to London Marylebone and Birmingham and Oxford. The A41 leads to Junction 9 of the M40 to London, Birmingham and the A34 to Oxford and the South.

### AGENTS NOTES

All main services are connected.

Local Authority: Cherwell District Council; EPC Rating: C

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



### DIRECTIONS

Local Shops 0.4m, Bicester Market Square 0.6m, Oxford Carfax Tower 15.8m, London 64m, Bicester North Station (London Marylebone from approx. 50 mins) 1.1m, Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 0.4m, Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 0.8m. All times and distances are approximate.





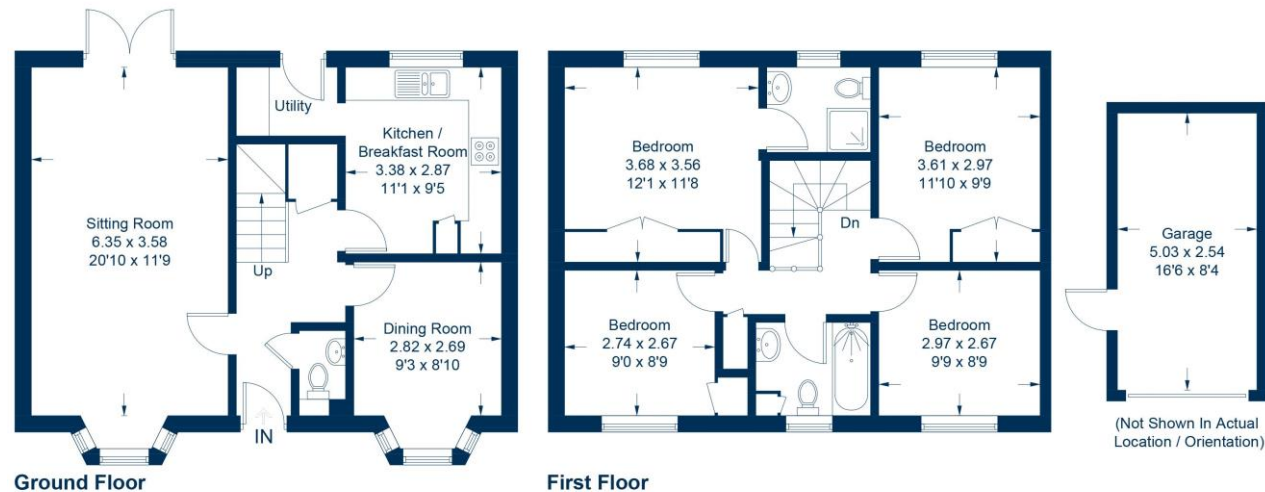
- **Four Double Bedrooms**
- **Spacious Sitting Room**
- **Dining Room**
- **Fitted Kitchen**
- **Utility Room**
- **Bathroom**
- **En Suite**
- **Private Garden, Garage and Parking**
- **Council Tax Band: E**
- **End of Chain**

**Guide Price £525,000 Freehold**





Approximate Gross Internal Area  
 Ground Floor = 56.7 sq m / 610 sq ft  
 First Floor = 55.2 sq m / 594 sq ft  
 Garage = 12.9 sq m / 139 sq ft  
 Total = 124.8 sq m / 1,343 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.

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## Contact:

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