



Kings End, Bicester, OX26 6HZ

Guide Price £300,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Forming part of a popular retirement development, this two bedroom terraced cottage specifically designed for the retirement market has shower rooms on both the ground and first floors. It is ideally located in the grounds of Bicester House close to the town centre and public transport.

The property has its own front door leading to a shower room, storage and a spacious open plan sitting, dining room and conservatory. The kitchen is fitted. Upstairs there are two large double bedrooms both with fitted wardrobes and a shower/wet room. The property has the benefit of a twenty-four-hour emergency response pull cord system.

The property is connected to mains; electricity, water and drainage but no gas.

Broadband - According to Ofcom - Standard and Superfast broadband are available

Mobile - According to Ofcom - there is good mobile and data coverage indoors and 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 awaited.

Artex is present and if pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed.

There is parking for Bicester House on a first come first served basis but no allocated parking for the property.

Local Authority - Cherwell District Council - D; EPC - D





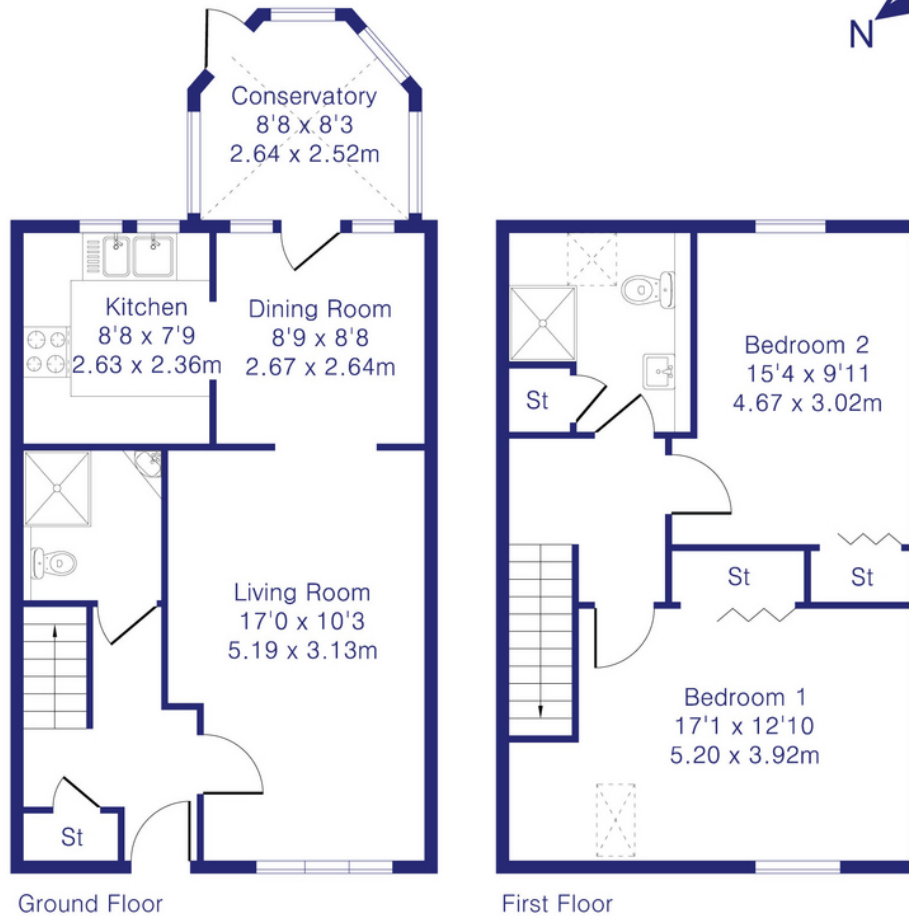
Key Features

- Two Double Bedrooms
- Spacious Sitting Dining Room
- Attractive Communal Gardens
- Ground and First Floor Shower Rooms
- Quiet position
- Close to Town Centre
- Electric Heating
- Service/ Maintenance Charge - £3,729.12 pa
- See our website for up-to-date material information.

The Location

The Quadrangle is ideally located in the quiet grounds of Bicester House looking out over the attractive landscaped communal gardens both to the front and rear. Bicester House is a fine period building with; beautiful gardens, a library and sitting room. This unique environment is both quiet and secure whilst enjoying easy level access to local amenities including the Littlebury Hotel, a pharmacist, doctors, dentists, shops, amenities, bars, restaurants, and exceptional road and rail links.

Approximate Gross Internal Area 936 sq ft – 87 sq m
Ground Floor Area 502 sq ft – 47 sq m
First Floor Area 434 sq ft – 40 sq m



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